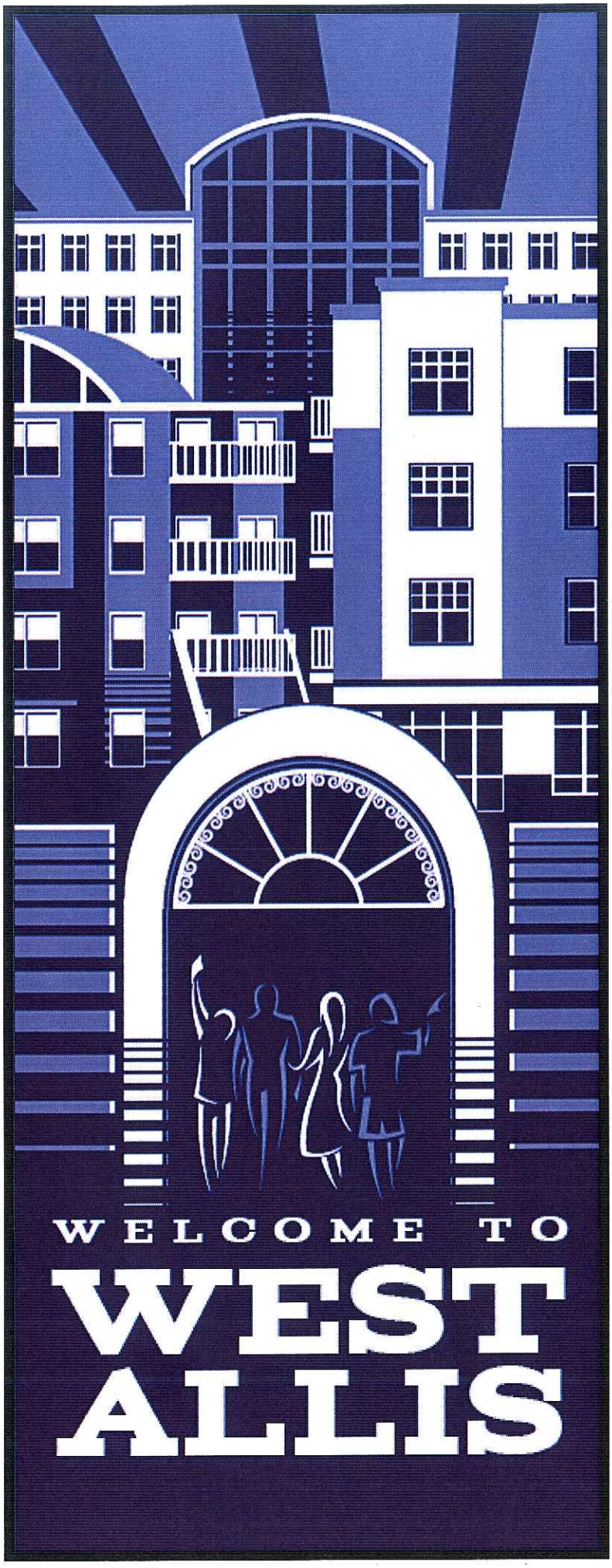

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED
DECEMBER 31, 2008

WEST ALLIS
WISCONSIN

CITY AT THE CENTER
WEST ALLIS

COMPREHENSIVE ANNUAL FINANCIAL REPORT

CITY OF WEST ALLIS, WISCONSIN
for the year ended December 31, 2008

CITY AT THE CENTER
WEST ALLIS

PREPARED BY THE FINANCE DIVISION

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Christine Phinney
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On the Cover:

The designed on the cover is a collage of various building found with in the City of West Allis. This design is also used on various light pole flags throughout the City to advertise local businesses.

INTRODUCTORY SECTION

CITY OF WEST ALLIS, WISCONSIN
December 31, 2008

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December 31, 2008

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CITY AT THE CENTER
WEST ALLIS

Wisconsin Award for Municipal Excellence

June 25, 2009

Honorable Mayor Dan Devine
Members of the Common Council

We are pleased to submit the Comprehensive Annual Financial Report of the City of West Allis, Wisconsin, for the year ended December 31, 2008. This report has been prepared by the City's Finance Division. Although the Financial Statements were examined by independent auditors, as stated in their report on pages 17, the responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the City. We believe the data, as presented, is accurate in all material respects, that it is presented in a manner designed to fairly set forth the financial position and results of operations of the City as measured by the financial activity of its various funds; and all necessary disclosures to enable the reader to gain maximum understanding of the City's financial affairs have been included. This letter of transmittal is designed to complement the Management's Discussion and Analysis (MD & A) and should be read in conjunction with it. The City of West Allis' MD & A can be found immediately following the report of the independent auditors.

This financial report is divided into four major sections. The Introductory Section begins with this transmittal letter, the Certificate of Achievement for Excellence in Financial Reporting for the year ended December 31, 2007, the City's organizational chart and a listing of the elected officials. This is followed by the financial section which includes the independent auditors' report on the basic financial statements and supplementary schedule of expenditures of federal awards and schedule of state financial assistance. Completing the financial section is the management's discussion and analysis and the basic financial statements, required supplemental information, other supplemental information.

The Statistical Section, which is unaudited, includes general information and major departments and related activities along with further information on selected financial and demographic information, generally presented on a multi-year basis. Due to changes required by implementing GASB 34 in 2003 several of the charts will only reflect five years of information.

Required supplemental information includes the schedule of funding progress and the schedule of employer contributions required by GASB Statement No. 45.

The Supplemental Reports Section includes the auditors' report on internal control, report on federal and state financial assistance (Single Audit), and reports on compliance.

Profile of the Government

The City of West Allis is located in Milwaukee County immediately west of the City of Milwaukee. Incorporated in 1906, West Allis has grown from an initial population of 2,300 and is the eleventh largest city in the State of Wisconsin, with a population of 61,254 according to the 2000 census. State estimated 2008 population 60,370.

Located near, and servicing West Allis, are two airports, one for commercial aviation and one for general aviation, both owned and operated by Milwaukee County. Milwaukee County also runs the Countywide Transit System, which services West Allis. The County also owns and operates an excellent Public Museum, Humphrey IMAX Theater, a well-known zoo, and Miller Park, home of the Milwaukee Brewers. West Allis is the home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds are also the home of The Pettit Olympic Ice Arena, one of only 11 indoor 400-meter ovals in the world and the Milwaukee Mile.

Companies such as Quad Graphics, Aurora Home Medical Services, Alterra, Chris Hansen Laboratory Inc, C & H Distributors and many other large, medium and small businesses of a diversified nature are located in West Allis, as well as many financial institutions and places of worship.

West Allis is served by two railways, the Union Pacific Railroad and the Milwaukee Road. Also serving the Metropolitan area, including West Allis, is The Midwest Express Center, the Bradley Center, home of the Milwaukee Bucks, Milwaukee Admirals, and the Marquette Golden Eagles, and the Summerfest Grounds, home of the largest annual outdoor music festival in the Midwest, as well as several ethnic festivals held throughout the summer.

The City of West Allis operates and maintains ten parks of varying size throughout the City. In addition, the City also has several large and small county owned and operated parks and golf courses within its boundaries. The City also sponsors several parades and celebrations annually, including National Night Out.

The City operates under the Council-Mayor form of government. The Common Council is composed of ten alderpersons elected from five geographic districts, who are elected to four year terms. The Chief Executive Officer of the City is the Mayor, who monitors and supervises departmental operations for the Common Council. The City Administrative Officer assists the Council and Mayor in their overall and day-to-day role of direction and operation of the City.

West Allis is a full service community, providing for: public safety, housing assistance, water distribution and disposal, public works, recreation and general government. The City of West Allis employs on a permanent, full-time basis a total of 515 people. At different times during the year West Allis also employs temporary and part-time help to do seasonal and other work. The City requires that all employees reside within a thirty-minute drive radius of the West Allis city limits within eighteen months of employment. The City operates daily through thirteen departments, headed by ten appointed officials and two elected officials (Attorney & Municipal Judge).

This report includes all of the funds and account groups of the City. It includes all governmental organizations and activities for which the Common Council is financially accountable.

The City of West Allis maintains budgetary controls; the objective being to ensure compliance with legal provisions embodied in the annual budget adopted by the Common Council in November for the following calendar year. Generally, the majority of all-governmental funds and enterprise funds are included in the annual budget. The statutory level of budgetary control for operating budgets, that is, the level at which expenditures cannot exceed the appropriated amount, is established by activity within each fund.

Each department is required to submit their request to the Mayor prior to the first week in August. After the Mayor has completed their review it is forwarded to Common Council for their evaluation. In November of each year, the Common Council adopts the City budget for the ensuing year. Taxes are mailed in the first week of December to all property taxpayers.

Management of the City is responsible for establishing and maintaining an internal control structure to provide reasonable, but not absolute, assurance regarding (1) the safeguarding of assets against loss from unauthorized use or disposition, and (2) the reliability of financial records for preparing financial

statements and maintaining accountability of assets. The concept of reasonable assurances recognizes that: (1) the cost of control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management.

As a recipient of Federal and State financial assistance, the government is also responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. This internal control structure is subject to periodic evaluation by management.

FACTORS AFFECTING FINANCIAL CONDITIONS

Instead of waiting for development to just occur on its own, the City of West Allis aggressively, in cooperation with local business, Milwaukee County and the State of Wisconsin, reaches out to make it happen. The City's steady growth in value and employment combined with current and proposed undertakings, make West Allis' prospects for the future very favorable. The following is a description of the major undertakings in the City:

TIF 1 (S. 70th & W. Walker)

Base value:	$5,781,900
Current value:	$39,386,200
Original property taxes:	$161,200
Current property taxes:	$928,000
Tax Increment:	$791,770
Debt Outstanding:	$-0-
Date TIF is to expire:	15 years (2008)

Tax Incremental District No. One was established on October 6, 1992; effective date was January 1, 1993. The District is comprised of two areas – the West Area and the East Area. Within these areas various conditions are exhibited prompting the establishment of the District. These include declining property values at a time when properties throughout the rest of the community are remaining stable or increasing in value. Furthermore, there were a great number of vacant and/or underutilized buildings and properties. Over fifty percent of the coverage area was blighted per section 66.46(2)(a) of the Wisconsin Statutes. The buildings in this TID include a medical office building, a Tri-City Bank office facility, Poblocki Sign Co, and C&H Distributors INC. In 2008 the TID was closed which was 12 years before the statutory limit. The TID shared $684,000 with TID #2 and $416,000 with TID #6.

TIF 2 (Veterans' Park)

Base value:	$1,681,600
Current value:	$10,519,600
Original property taxes:	$46,900
Current property taxes:	$247,858
Tax Increment:	$208,237
Debt & Fund Balance:	$842,158
Date TIF is to expire:	23 years (2017)

Tax Incremental District No. Two saw a decline in both appearance and values of properties within the District. This led to declining tax base and falling revenues for the City prompting the establishment of TID #2. In addition, a number of properties within the District were blighted or in need of dire redevelopment. Over seventy four percent of the real property in the District was considered blighted. Many of the structures were non-conforming uses and not consistent with the City's Master Plan.

The mixture of land use and property types hindered the City's ability to deliver basic services and provide public safety. Since the creation of the TID, the blighted buildings were razed and 4 apartment buildings were constructed. Upon termination, the estimated annual property taxes generated will be $240,000.

TIF 3 (Quad Graphics)

Base value:	$4,307,500
Current value:	$19,816,900
Original property taxes:	$120,100
Current property taxes:	$466,917
Tax Increment:	$365,426
Debt & Fund Balance	$1,705,966
Date TIF is to expire:	19 years (2013)

Tax Incremental District No. Three consists of a single tax parcel, which is a portion of the former Kearney & Trecker Corporation manufacturing property located in the northwestern part of the City that consists of approximately 40 acres of land approximately 589,000 square feet of building area. The property was abandoned for manufacturing purposes in 1992. It was purchased by the City and subsequently sold to a manufacturing company for printing operations. Pay off anticipated in 2013, 8 years before the statutory limit. In 2008, TID funds were used to improve the street that runs along side the facility. Upon termination, the estimated annual property taxes generated will be $450,000.

TIF 5 (Six Points/Farmer's Market)

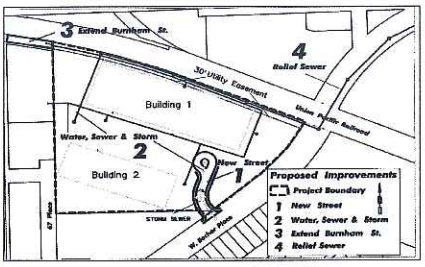
Base value:	$18,524,000
Current value:	$24,221,900
Future value:	$93,000,000
Original Property Taxes:	$516,600
Current property taxes:	$570,706
Projected property taxes:	$2,300,000
Tax Increment:	$134,252
Debt & Fund Balance	$18,160,429
Date TIF is to expire:	31 years (2031)

Tax Incremental District No. Five consists of approximately 44 acres of land located in a four block long by two block wide corridor in the northeastern portion of West Allis commonly referred to as the "Six Point/Farmer's Market" Neighborhood. The creation of the District was necessary to eliminate and prevent the spread of blight experienced in the years following the closing of the Allis-Chalmers Mfg. Plant. In 2004, the General Capital Group completed the first building in the TID - an 80 unit apartment building. The Common Council selected Brookfield-based Toldt Development to develop 17 acres west of S 65. St. between W Greenfield Ave and W Mitchell St. Toldt plans to develop 16 buildings with 658 apartments, 21 condos and 48,000 square feet of commercial space, with a total value of $81 million. Ground breaking on the second phase of the development, which is located just west of the Farmers Market, is scheduled for fall of 2009. In 2008 the Pressed Steel Tank operating facility was demolished and cleared making room for Phase three in the next few years.

Six Points-East Condominiums began construction of their mixed use building north of Greenfield Avenue between 62nd and 63rd Streets in September of 2006 with a scheduled opening in the summer of 2009. The 40 unit condo building will contain 20,000 square feet of commercial space on the ground floor, and upon completion will have an overall value of $12 million, with condo units ranging from $189,000 to $450,000 top floor penthouse units with rooftop gardens. In July of 2006 the renovation of the historic West Allis Farmers Market was completed. The facility maintained its original characteristics that feature a Mediterranean-style roof, enhanced landscaping, a rain garden, decorative lighting and benches, and architectural entrances.

TIF 6 (Lime Pit)

Base value:	$389,200
Future value:	$9,212,700
Current value:	$0
Original property taxes:	$10,300
Current property taxes:	$0
Projected property taxes:	$245,100
Property Tax Increment:	$ -0-
Debt & Fund Balance:	$941,829
Date TIF is to expire:	17 years (2021)



Tax Incremental District No. Six consists of 11.61 acres of land located at 1960 S. 67 Place. The site has been used as carbide gas manufacturing plant, a waste storage and transfer facility, an oil/hazardous waste trucking terminal, a salvage/junkyard, and a lime pit, used to store lime slurry. It is important to pursue redevelopment in a proactive approach to prevent the site from accumulating additional fill materials that cannot be developed upon, as well as discarded vehicles. In recognition of all the above, the area is therefore a blighted area and in need of blight elimination and an urban redevelopment project.

To prepare the District for development, the land will need to be cleared and environmental testing and clean-up will be conducted. Project costs include relocation of the existing businesses, site grading and geotechnical work to fill the former lime pits. The project will be financed primarily through the sale of bonds, land sale proceeds, and federal and state grants such as Wisconsin Department of Commerce Brownfield Grants, Wisconsin Department of Natural Resources Site Assessment Grants. Currently the two tenants have been relocated and the buildings have been razed. The site will support a 200,000 sq. ft. light industrial building and should attract 200 jobs.

TIF 7 (Summit Place)

Base value:	$15,914,400
Current value:	$84,201,100
Original property taxes:	$435,432
Current Property taxes:	$1,983,911
Tax Increment:	$1,608,942
Debt/Payable Outstanding:	$6,022,167
Date TIF is to expire:	13 years (2017)

Tax Incremental District No. Seven is designed to encourage the revitalization of the last two undeveloped vacant and dilapidated former Allis-Chalmers Mfg. Co. properties; (1) the deteriorating Shop Buildings (about 7.8 acres of vacant warehouses) south of W. Washington St. and, (2) an obsolete Utility Corridor (10.7 acres) on the north side of the street. These two underutilized resources, in their current state, continue to foster blighting influence on the area, provide little if any property tax relief and produce virtually no employment. For the City of West Allis and Milwaukee County, the legacy of Allis-Chalmers could be a one-of-a kind office facility that would be the second largest office complex in the Metro Milwaukee area. The project was being financed primarily through the sale of bonds, land sale proceeds, and federal and state grants such as Wisconsin Department of Commerce Brownfield Grants, and Wisconsin Department of Natural Resources Site Assessment Grants. To date, over $75 million of private and public dollars have been invested. The current success of the partnership has allowed this project to excel beyond expectations. Of the nearly 650,000 square feet of built-out space nearly 98% has been leased out and is supporting nearly 2,500 jobs. In 2008 the TID was used to assist in the repaving of National Avenue, which was the City's first offsite improvement expenditure. In 2005 Summit Place received an award from the International Economic Development Council as an outstanding public/private partnership and in 2006 it was named the Business Journal Business of the year.

TIF 9 (Pioneer Neighborhood)

Base value:	$2,299,600
Current value:	$-0-
Original property taxes:	$45,950
Current property taxes:	$52,270
Tax Increment:	$0 (new)
Debt/Payable Outstanding:	$2,045,497
Date TIF is to expire: (estimate)	15 years (2023)

Tax Incremental District No. Nine consists of approximately five acres of land located along the south portion of National Avenue between S. 77 St. and S. 80 St. The District is commonly described as the Pioneer Neighborhood District based upon a collection of historic buildings that abut National Avenue. These buildings date back to City's early settlement period of the late 1890's to the 1900's. In the last several years, this historic area has seen a decline in both appearance and values of properties within the District, leading to a declining tax base and falling revenues for the City prompting the establishment of a TID. Recently the opportunity presented itself to acquire several properties that were seen as catalysts for the revitalization of this neighborhood. In fall of 2005, the City purchased the former Neis Hardware building, and is in the process of acquiring the Laidlaw Bus Company site. The redevelopment of the area includes PraMax bank, $1.3 million project that opened in March 2008, West Allis Animal Hospital, a $1 million project, which opened in 2008, and a 200 unit elderly housing residential facility. When completed the elderly housing residential facility is expected to add nearly $20 million in new taxable value and 70 jobs.

First-Ring Industrial Redevelopment Enterprise (F.I.R.E)

F.I.R.E is a Community Development Entity formed to provide gap financing to mixed-use developments and business expansions throughout the Southeast Wisconsin industrial corridor. In 2007, F.I.R.E. was awarded $35 million in New Market Tax Credits that are awarded by the CDFI Fund, an arm of the Treasury Department. The target area for F.I.R.E. includes Milwaukee County, Racine County and Kenosha County. In 2008 F.I.R.E. completed its first deal by awarding $7.5 million in credits to Duracolor Holding located in Racine.

Downtown West Allis Business Improvement District (BID)

Downtown West Allis, www.downtownwestallis.com recognized by Milwaukee Magazine as one of the most underrated shopping areas of the Metro-Milwaukee area, has been in the midst of revitalization. In 2000, the Governor recognized the Downtown area as a Wisconsin Main Street community. The geographic boundaries of the BID are West Greenfield Avenue between 70th and 76th Streets, extending to the North and South alleys & the West side of South 70th Street North to West Madison Street and South to West Orchard Street. Most of the properties are in excess of 60 years old, with many over 80 years old. The BID is home too greater than 100 small and diverse retail/service businesses.

The City continues to work with downtown property owners offering commercial façade improvement grants and economic development loans to assist startup businesses. In 2003, a new streetscape was installed with decorative lighting and new pedestrian amenities. In the late 1980's, the downtown had a vacancy rate over 25%. Today, with vacancy at 8%, the downtown is aggressively recruiting new businesses and assisting businesses with new signage. In 2008, the downtown's total assessed value was $20,568,500, an increase of over $8.3 million since 2000.

The Downtown West Allis Business Improvement District host a variety of events including:

1. The Annual Downtown West Allis Classic Car Show.
2. Halloween Meet-n-Treat
3. A Holiday Stroll which kicks of the holiday season with ice sculptors, breakfast with santa and the West Allis Charities annual Christmas parade.

Wisconsin State Fair Grounds

West Allis is home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds are also home of the Pettit Olympic Ice Arena, which is the only operating ice rink in North America and the site of Olympic Speed Skating training. Also on the State Fair Grounds is the Milwaukee Mile "America' Legendary Oval", a one-mile oval racetrack that hosts several auto races and the oldest continuously operating motor speedways.

As part of an effort to more effectively utilize the Wisconsin Fair Grounds year round, a new 300,000 sq. ft. exposition center was constructed in 2001. Other recent improvements include new grandstands and upgrades to the track, concession areas and new gateway grand entrances to the Fair Park. The new construction and upgrades represent the use of $34 million in Industrial Revenue Bonds. In 2005 the Milwaukee Mile racetrack was purchased by a group of private investors. The new promoters had plans to transform the Mile into a successful, state-of-the-are, sporting and entertainment facility. However, the promoters have switched hands several times in the past few years. The new promoter's deal focuses solely on racings. The Mile's future is unsure, and the City is eager to work with the State and any developer that sees a potential reuse of the site.

Directly south of the fair grounds is a manufacturing firm now vacant because of the flooding that occurred in 2008. At this time the City is working with several developers to re-use the area for a hotel, restaurant and/or a commercial office.

Bike & Pedestrian Trails Expanded

Biking in West Allis will soon be a better experience as well as an excellent way to commute recreationally, to work or to school. The new Cross-Town Connector Trail will provide the missing link between Milwaukee's Lakefront and Waukesha County and the City of Madison. The trail represents on of the positive changes in the built environment to provide the public with an efficient, healthy and desired recreational amenity. To help make the bike path a reality the City was awarded approximately $1.2 million to implement the Cross Town Connector Route bike path. The path was also awarded $589,700 by Governor Doyle as part of the Statewide Multi-Modal Improvement Program 2006-2007 WDOT funding cycle. In 2008 the City had a Bicycle and Pedestrian Master Plan prepared.

Cash Management and Investment Portfolio

Cash temporarily idle during the year was invested in repurchase agreements, Wisconsin Local Government Investment Pool, and demand deposits. All cash transactions for City operations are run through two accounts. The main account is to accommodate all vendor checks while the second account is used exclusively for payroll checks. Interest is accumulated on a daily basis and posted to the general account at the end of the month.

The investment of City funds is done in accordance with Secs. 34.01(5) and 66.04 (2), of the Wisconsin State Statutes. The Statutes permit investments in Certificates of Deposit, Government Bonds and Securities, Government Pool and Repurchase Agreements. In 2008, the highest concentrations of the City's portfolio were maintained in the MBIA Municipal Investors Fund, Tri-City Investment account and the Wisconsin Local Government Investment Pool. These investment vehicles continued to provide one of the highest rates of return available with low risk. The ranges of return for the investments were .45% - 4.43% as compared to 2007, which was 4.28% to 5.55%. Investment and special assessment revenue in 2008 was $2,298,618 as compared to $4,144,656 in 2007.

Please see footnote C –1 (Pages 56-58) in the financial statements for additional information.

Risk Management

The City is exposed to a variety of accidental losses and has established a risk management strategy that attempts to minimize losses and the carrying cost of insurance. Various risk control techniques, including employee accident prevention training, have been established to reduce possible losses to persons and property. The Safety Department offered the following training courses during 2008:

Basic Risk Management and Workplace Safety & Health	Bloodborne Pathogens Training
BLS Heartsaver AED	CDL Pre-Trip Inspection & Skills Training
Coaching Employees	Confined Space Entry/Rescue
Driver Training – Defensive Training	Employment Law
Employment Practices Liability Training	Excavation and Trenching Competent Person
Fire Extinguisher Inspection Training	Fork Truck Operation
Gas Monitor Training	Health Counseling Sessions
Modifying Unacceptable Employee Behavior/Performance	New Supervisor Orientation
Parks, Playgrounds and ADA Compliance	PPE/Spray Booth SOP Review
Pre-Supervisory Training	Respirator Fit Testing
Safety Orientation/Divisional Procedures	Street Sweeper Operation
Supervisory Drug and Alcohol Training	Supervisory Training
Teams and Process Improvement	Understanding Employee Differences
Wing Plow Training	Work Zone Traffic Control

In addition to the above, the Fire Department conducted over 39,000 hours of in-service training. This was approximately 340 hours of training for each member in 2008. In order to comply with the requirements of the National Incident Management System numerous individuals continue to attend the NIMS required training classes.

The City participates in a state wide municipal insurance purchasing program (the League of Wisconsin Municipalities Insurance Trust) which provides (a) advisory services of an outside consultant, (b) pool stabilization reserves, and (c) aggregate rates, net of dividends. This program is used for all property, casualty, and liability insurance coverage, including worker's compensation.

Please see Note D – 2 (Page70) in the financial statements for additional information.

Relevant Financial Policies

In 2008 all of the union contracts had voluntary settlements even with the state imposed levy limits, but with the current economic issues at hand we may need to re-open discussions with the unions to deal with the down turn in the economy. In order to deal with the levy limits and the anticipated loss in shared revenues the council established the policy that any overall increases that are in excess of the allowed City limit must be absorbed by the departments in 2009 versus creating an over all deficit for the City at the end of 2009.

The council continues to support mutual agreements between us and other governmental agencies. Some of the agreements that are in place are as follows: Milwaukee Federated Library System, Milwaukee Paramedic Program, Police and Fire mutual aid agreements, Milwaukee Area Domestic Animal Control Commission, Health Service for the City of West Milwaukee, Milwaukee Metropolitan Tunnel Rescue Program and Information Service has contracts for maintaining police software for several communities. In must cases these arrangements not only save the community money but contribute additional revenues to help offset other parts of the Cities budget.

AWARDS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a **Certificate of Achievement for Excellence in Financial Reporting** to the City of West Allis, Wisconsin, for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended December 31, 2007. This was the twelfth consecutive year that the government has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized CAFR. This report must satisfy both generally accepted accounting principles and applicable legal requirements

A Certificate of Achievement is valid for a period of one year only. We believe our current CAFR continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

ACKNOWLEDGMENT

The preparation of this report was made possible by the dedicated services of the entire staff of the Finance Division, and the advice and services provided by the independent auditors, Schenck and Associates, SC. We would also like to thank the City Council for their interest and support in planning and conducting the financial operations of the City of West Allis in a responsible and progressive manner.

Respectfully submitted,

Gary A. Schmid CPA, CGFM
Manager of Finance/Comptroller

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of West Allis
Wisconsin

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
December 31, 2007

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.

President

Executive Director

CITY OF WEST ALLIS, WISCONSIN
General Information

ELECTED CITY OFFICIALS

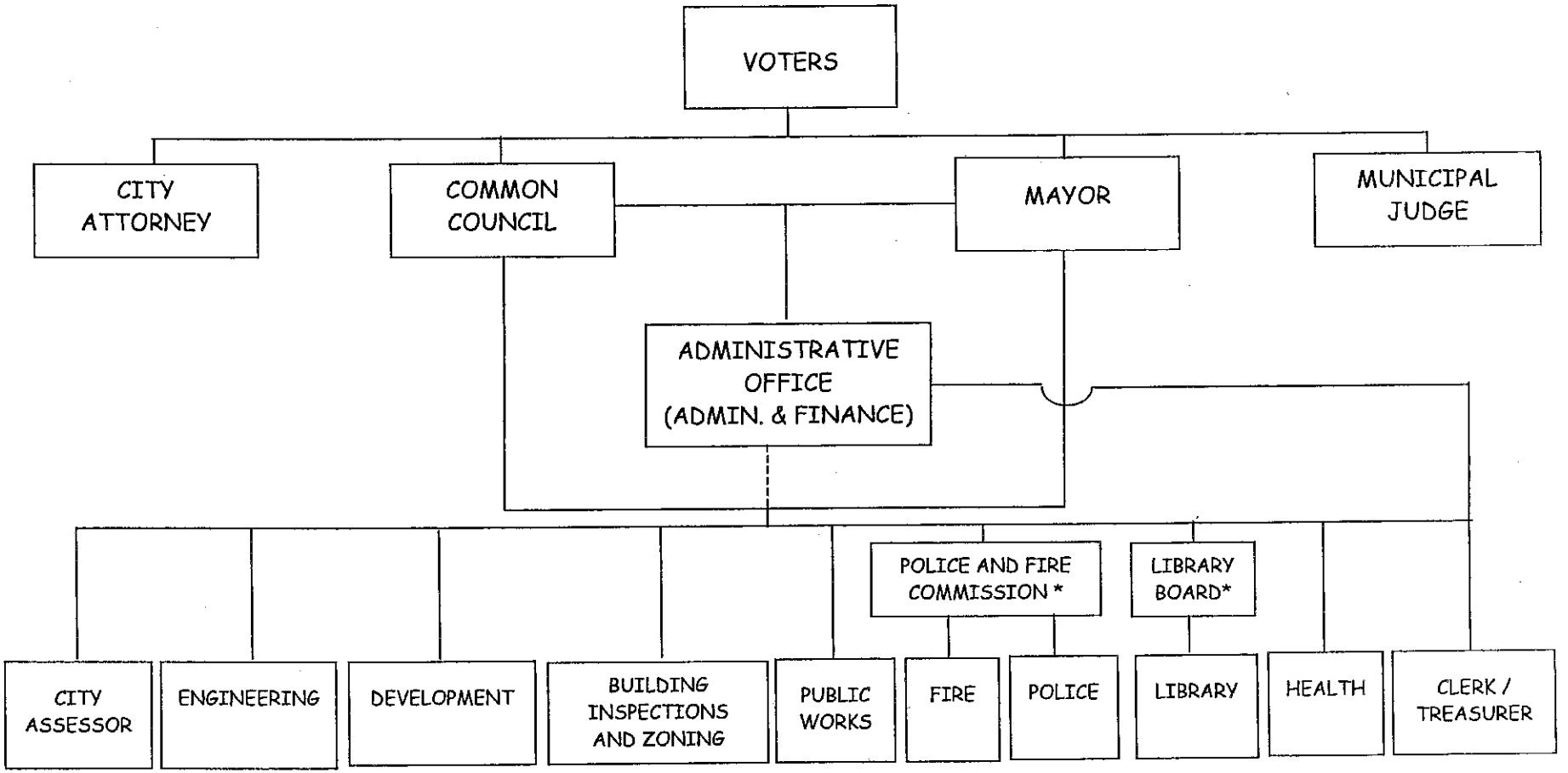
Mayor and Council

	Initial Term Commenced	Current Term Expires
Dan Devine, Mayor	4/2008	4/2012
Gary T. Barczak, Alderperson	4/1988	4/2012
Thomas G. Lajsic, Alderperson	4/1996	4/2012
Marty Wiegel, Alderperson	5/2003	4/2012
Richard F. Narlock, Alderperson	4/1988	4/2012
Michael Czaplewski, Alderperson	4/1995	4/2012
Rosalie Reinke, Alderperson	4/1992	4/2012
James W. Sengstock, Alderperson & Council President	4/1972	4/2012
Kurt E. Kopplin, Alderperson	4/1997	4/2012
Daniel Roadt, Alderperson	4/2008	4/2012
Vincent Vitale, Alderperson	4/1988	4/2012

Elected Official

Scot Post, City Attorney	3/2002	4/2012
Paul Murphy, Judge	5/2003	4/2011

ORGANIZATIONAL CHART
CITY OF WEST ALLIS



*Appointed by the Mayor and confirmed by the Common Council, with policy responsibility.

Note: Solid lines indicate direct lines of authority.
Dashed lines indicate indirect lines of administration.

FINANCIAL SECTION

Schenck
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INDEPENDENT AUDITORS' REPORT ON BASIC FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES OF EXPENDITURES OF FEDERAL AWARDS AND STATE FINANCIAL ASSISTANCE

To the Honorable Mayor and Common Council
City of West Allis
Milwaukee County, Wisconsin

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discreetly presented component units, each major fund, and the aggregate remaining fund information of the City of West Allis, Wisconsin ("the City") as of and for the year ended December 31, 2008, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of West Allis, Wisconsin's management. Our responsibility is to express opinions on these basic financial statements based on our audit. We did not audit the financial statements of the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE), which represents 25% and 54%, respectively, of the assets and expenses of the component units. Those financial statements were audited by other auditors whose report thereon has been furnished to us, and in our opinion, insofar as it relates to the amounts included for FIRE, is based upon the report of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall basic financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discreetly presented component units, each major fund, and the aggregate remaining fund information of the City as of December 31, 2008, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

As described in Note D, the City has implemented GASB Statement No. 45, Accounting and Financial Reporting for Post-employment Benefits Other than Pensions, for the year ended December 31, 2008.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 23, 2009, on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

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families in good company
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The management's discussion and analysis, the schedule of funding progress and the schedule of employer contributions are not a required part the basic financial statements but are supplemental information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplemental information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The financial information listed in the table of contents as supplemental information, and the accompanying schedule of expenditures of federal awards and schedule of state financial assistance, as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The information identified in the table of contents as the Introductory and Statistical Sections is presented for purposes of additional analysis and is not a required part of the basic financial statements of City of West Allis, Wisconsin. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on it.

Schenck SC

Certified Public Accountants
Green Bay, Wisconsin
June 23, 2009

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of West Allis, Wisconsin, we offer readers of the City's financial statements this narrative overview and analysis of the financial statements of the City for the fiscal year ended December 31, 2008. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 5-13 of this report.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the most recent year by $258,112,494 (*net assets*). Of this amount, $45,275,056 are unrestricted net assets and because of the positive position, funds would be available to meet the City's ongoing obligations to citizens and creditors. This is a major change from 2007 when we had a negative $5,959,123 in unrestricted net assets. This difference is attributable to prior year adjustment relative to the implementation of GASB Statement #45. Additional information is available in the Notes area under Note E (9)

- The City's net assets for the governmental activities decreased by $5,325,774. A large percent of this net decrease was due to the depreciation expense and the accrual for post-retirement benefits. The increase in depreciation expense and the accrual for post-retirement benefits will continue to draw down the unrestricted net assets of the City. Depreciation expense for governmental activities reflected in the statement of activities is $13,172,790 and the net adjustment between the depreciation expense and the capital outlay was a negative $3,083,112. The accrual for future health insurance benefit increased by $6,431,781 as compared to $342,519 in 2007. The large change is attributable to the implementation of GASB Statement #45 and the related ARC. These expenses do not have a cash outflow so there is no offsetting revenue reflected in the statement of activities. This would have the effect of reducing net assets in the statement of activities.

- As of the close of the current year, the City's governmental funds reported combined 2008 ending fund balances of $32,795,547 as compared to $32,973,663 at the end of 2007. Approximately 90% of $32,795,547 or $29,554,527 is available for spending at the City's discretion as compared to $29,319,473 or 89% at the end of 2007. (*unreserved fund balance)*.

- At the end of the current year, unreserved fund balance for the general fund was $26,884,171 or approximately 52% of total general fund expenditures compared to $24,143,723 or approximately 49% at the end of 2007. The major change occurred because of strong interest earnings (a positive $438,618), increase ambulance

billing (a positive $778,746) and a decrease in over all fringe benefit costs (a positive $616,085).

This discussion and analysis is designed to be an introduction to the basic financial statements of the City. These statements are comprised of three components: 1) the government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. The government-wide statements are made up of the statement of net assets and the statement of activities.

The statement of net assets presents information on all of the City's assets and liabilities, with the difference between the two being reported as net assets. Over time, increases or decreases in net assets will serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. This means, some revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues from those functions that are intended to recover all or a significant portion of their costs through user fees and charges. The governmental activities (those supported by taxes and intergovernmental revenues) of the City include general government; public safety; public works; health and human services; culture and recreation, and development. The business-type activities (those supported by user fees) are the Water Utility, Sanitary Sewer Utility, Storm Water Utility, Solid Waste Utility, Parking Utility and the Senior Citizen's Housing.

The government-wide financial statements include not only the City itself (known as the primary government), but also the legally separate component units known as the First-Ring Industrial Redevelopment Enterprise, Inc. (FIRE) and the Terchak Endowment Fund. Financial information for these components unit are reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 34-36 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions as governmental activities in the government-wide financial statements; however, the governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. This comparison may help readers better understand the long-term impact of a government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintained 25 individual governmental funds during 2008. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund and the debt service fund, each of which are considered major funds. Data from the other 23 funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major funds is provided in the combining statements found elsewhere in this report.

The City adopts annual appropriation budgets for the general, special revenue, debt service, and public works improvements capital projects funds. Budgetary comparison statements have been provided for these funds to demonstrate compliance with these budgets.

The basic governmental fund financial statements can be found starting on page 37 of this report.

Proprietary funds. The City maintains two different types of proprietary funds. Enterprise funds are used to report the functions of the Water Utility, Sanitary Sewer Utility, Storm Water Utility, Solid Waste Fund, Parking Utility, and the Senior Citizen's Housing and are presented as business-type activities in the government-wide financial statements. Internal service funds are used to accumulate and allocate costs internally among various functions. The City uses internal service funds to account for its self-funded programs for health insurance and general liability insurance. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements. All internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds are provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found starting on page 42 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 48-74 of this report.

Required supplemental information (RSI). RSI includes the schedule of funding progress and the schedule of employer contributions required by GASB Statement No. 45. These schedules can be found starting on page 75 of this report.

Supplemental information. The combining statements referred to in connection with non-major governmental funds and internal service funds are presented immediately following the required supplementary information – which contains the Other Post-Employment Benefit Plan information. Combining and individual fund statements and schedules can be found starting on page 77 of this report.

Government-wide Financial Analysis As discussed earlier, net assets may serve as a useful indicator of a government's financial position over time. The assets of the City exceeded liabilities by $258,112,494 at the close of 2008 this compares to $214,349,911 at the close of 2007. As indicated earlier – the large increase was due to the implementation of GASB Statement 45.

Although the City's net assets are positive a major portion is due to the investment in capital assets (e.g., land, buildings, improvements, equipment, and infrastructure), less any related outstanding indebtedness used to acquire those assets.

The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of West Allis Net Assets
(amount expressed in $1,000's)

	Governmental Activities		Business-Type Activities		Total	Total
	2008	2007	2008	2007	2008	2007
Current and other assets	$134,993	$134,431	$8,378	$7,704	$143,371	$142,135
Capital assets	221,350	224,496	65,443	61,545	286,793	286,041
Total assets	356,343	358,927	73,821	69,249	430,164	428,176
Long-term liabilities Outstanding	67,703	111,956	15,552	12,612	83,255	124,568
Other Liabilities	86,486	87,395	2,310	1,863	88,796	89,258
Total liabilities	154,189	199,351	17,862	14,475	172,051	213,826
Net assets:						
Invested in capital assets, net of related debt	162,230	170,150	49,844	48,933	212,074	219,083
Restricted	764	1,226	0	0	764	1,226
Unrestricted	39,160	-11,800	6,115	5,841	45,275	-5,959
Total net assets	$202,154	$159,576	$55,959	$54,774	$258,113	$214,350

An additional portion of the City's net assets (.30%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets a positive $45,275,056 is available to meet the government's ongoing obligations to citizens and creditors. The major change between the Unrestricted amount is due to the prior year adjustment of $47,903,521 which is related to the implementation of GASB Statement 45 as outlined in Note E (9) on page 73.

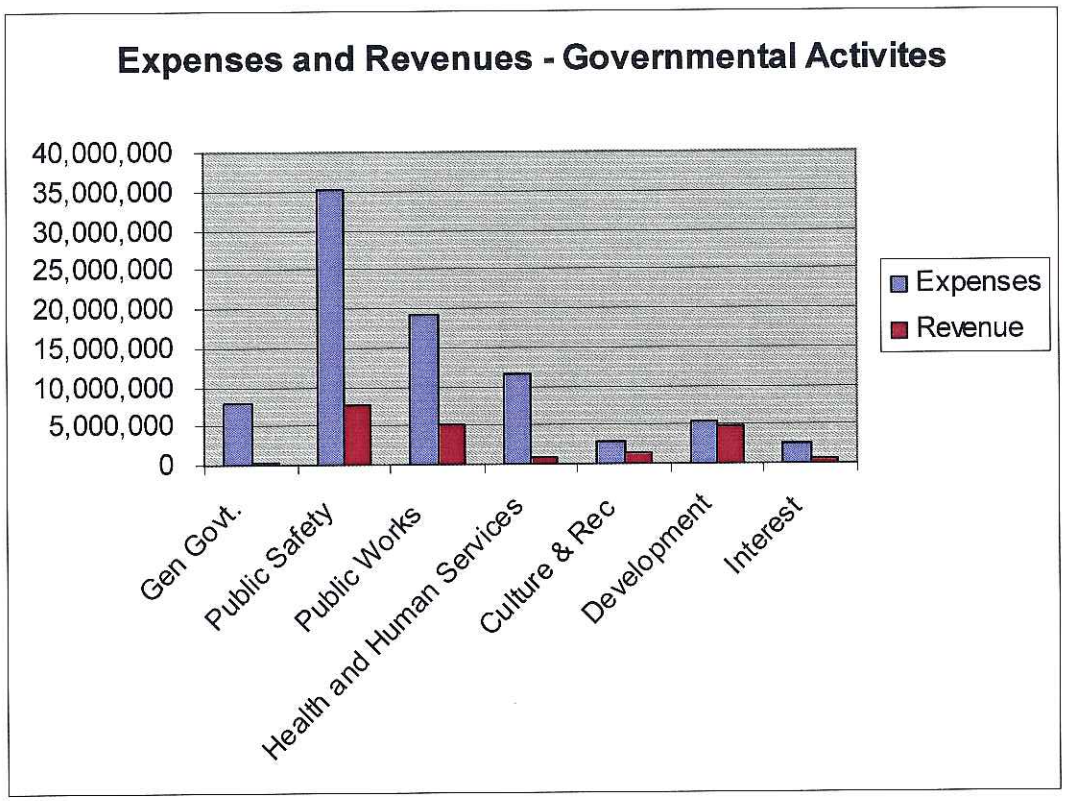
At the end of the current fiscal year, the City is able to report a positive balance in the invested in capital assets, net of related debt and the restricted categories of net assets, both for the government as a whole, as well as for its separate governmental and business-type activities.

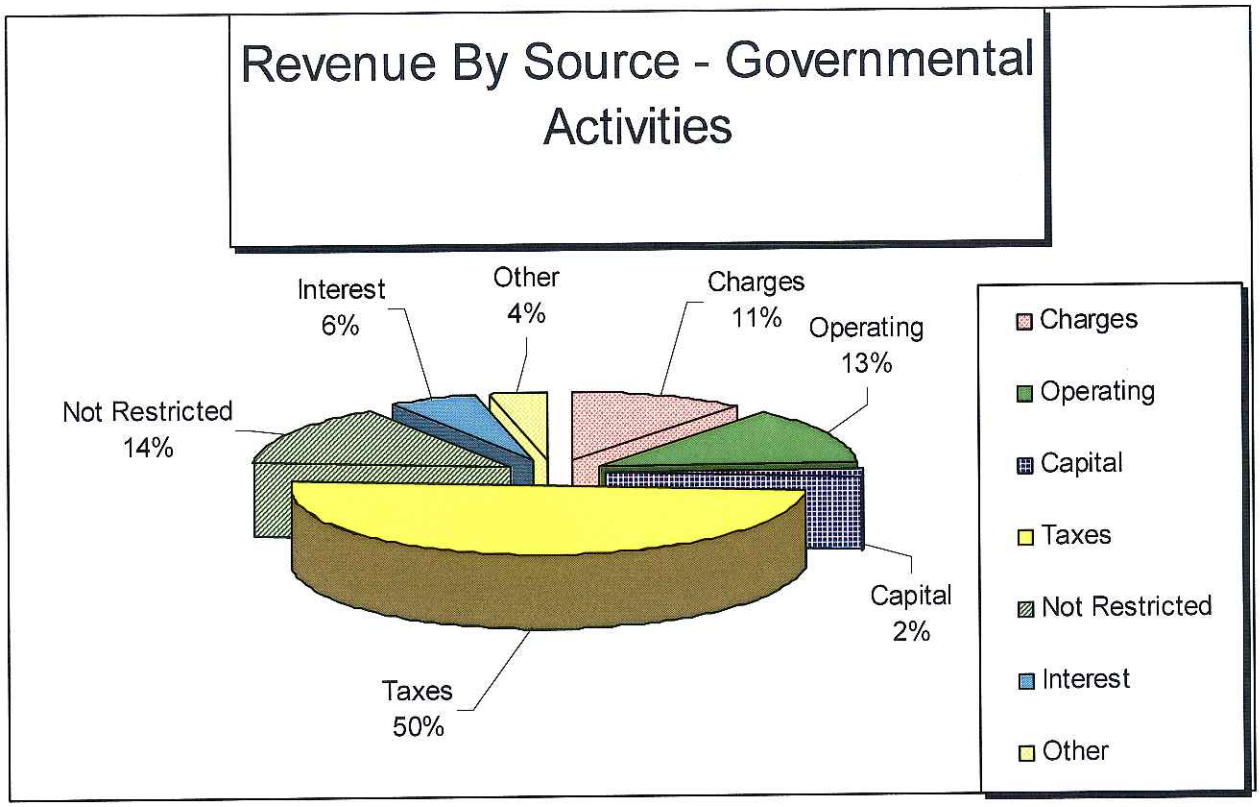
City of West Allis Changes in Net Assets

	Governmental Activities		Business-type Activities		Total	
	2008	2007	2008	2007	2008	2007
Revenues:						
Program Revenues:						
Charges for services	$8,589,142	$7,551,894	$15,789,002	$15,481,812	$24,378,144	$23,033,706
Operating grants and contributions	10,417,700	10,386,842	389,162	307,758	10,806,862	10,694,600
Capital grants and contributions	1,473,666	5,655,109	633,848	526,703	2,107,514	6,181,812
General Revenues:						
Property taxes	38,500,753	37,339,842	22,000	20,000	38,522,753	37,359,842
Other taxes	736,287	713,241	0	0	736,287	713,241
Grants and contributions not restricted to specific programs	11,277,255	11,112,106	0	0	11,277,255	11,112,106
Other	7,252,328	7,868,473	12,698	53,780	7,265,026	7,922,253
Total Revenues	$78,247,131	$80,627,507	$16,846,710	$16,390,053	$95,093,841	$97,017,560
Expenses						
General Government	7,931,317	9,158,568	0	0	7,931,317	9,158,568
Public Safety	35,322,808	32,209,833	0	0	35,322,808	32,209,833
Public Works	19,059,398	15,492,747	0	0	19,059,398	15,492,747
Health and Human Services	11,422,393	10,603,940	0	0	11,422,393	10,603,940
Culture & Recreation	2,953,551	4,204,967	0	0	2,953,551	4,204,967
Development	5,225,216	7,639,845	0	0	5,225,216	7,639,845
Interest on long-term debt	2,624,692	2,865,726	0	0	2,624,692	2,865,726
Water Utility	0	0	6,497,676	5,937,617	6,497,676	5,937,617
Sanitary Sewer Utility	0	0	4,866,936	4,305,675	4,866,936	4,305,675
Storm Sewer Utility	0	0	1,633,786	1,566,017	1,633,786	1,566,017
Solid Waste Utility	0	0	917,135	792,116	917,135	792,116
Parking Utility	0	0	86,878	58,847	86,878	58,847
Senior Citizen's Housing	0	0	358,993	250,681	358,993	250,681
Total Expenses	$84,539,375	$82,175,626	$14,361,404	$12,910,953	$98,900,779	$95,086,579
Increase in net assets before transfer	-6,292,244	-1,548,119	2,485,306	3,479,100	-3,806,938	1,930,981
Transfers	966,470	966,593	-966,470	-966,593	0	0
Change in net assets	-5,325,774	-581,526	1,518,836	2,512,507	-3,806,938	1,930,981
Net assets - January 1	159,576,064	160,157,590	54,773,847	52,261,340	214,349,911	212,418,930
Prior Period Adjustment	47,903,521	0	-334,000	0	47,569,521	0
Net assets - January 1 restated	207,479,585	160,157,590	54,439,847	52,261,340	261,919,432	212,418,930
Net assets - December 31	$202,153,811	$159,576,064	$55,958,683	$54,773,847	$258,112,494	$214,349,911

Governmental activities. Governmental activities decreased the City's net assets by $5,325,774. Key elements of this net increase are as follows:

- Other Post-Employment Benefits increased by $6,431,781.
- Depreciation expense for governmental activities reflected in the statement of activities is $13,172,790. This is an expense without a cash outflow so there is no offsetting revenue reflected in the statement of activities. This would have the effect of reducing net assets in the statement of activities. Additional capital assets acquired during the year amounted to $10,089,678 for a net negative change of $3,083,112. The capital addition at West Allis Memorial Hospital of $4,234,413 flows through, as a contribution to the City without a corresponding expenditure would also have the effect of increasing the net asset position.





Business-type activities. Business-type activities increased the City's net assets by $1,518,836. Key elements of this net increase in assets are as follows:

- The Water Utility decreased net assets by $734,319 as compared to an decrease of $389,578 in 2007. Although the loss was a budgeted loss part of the loss was due to the loss of two large user of water over the past year. The utility realized a (7.97%) rate of return as compared to (1.81%) in 2007 based on the Public Service Commission calculation. In 2008 the City applied for a rate increase and the Public Service Commission granted the rate increase effective 2/01/09. With the recent rate increase the Utility should realize a positive rate of return in 2009.

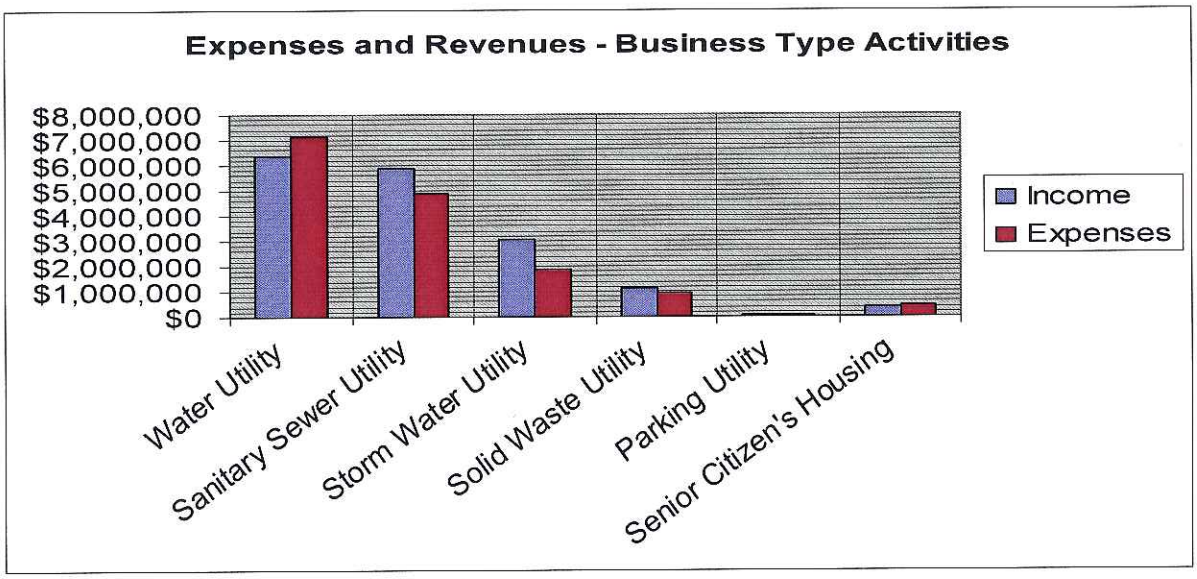
- The Sanitary Sewer Utility increased net assets by $997,264 as compared to a increase of $724,638 in 2007. The increase in operating income continues to be due from a rate increase of 30% done in 2006. The rate for 2008 has remained the same since 2006. The reason maintaining the higher rate is to allow for sufficient cash flow to deal with the bond payment needs. Over the past several years the amount of required repairs has risen significantly because of new DNR regulations.

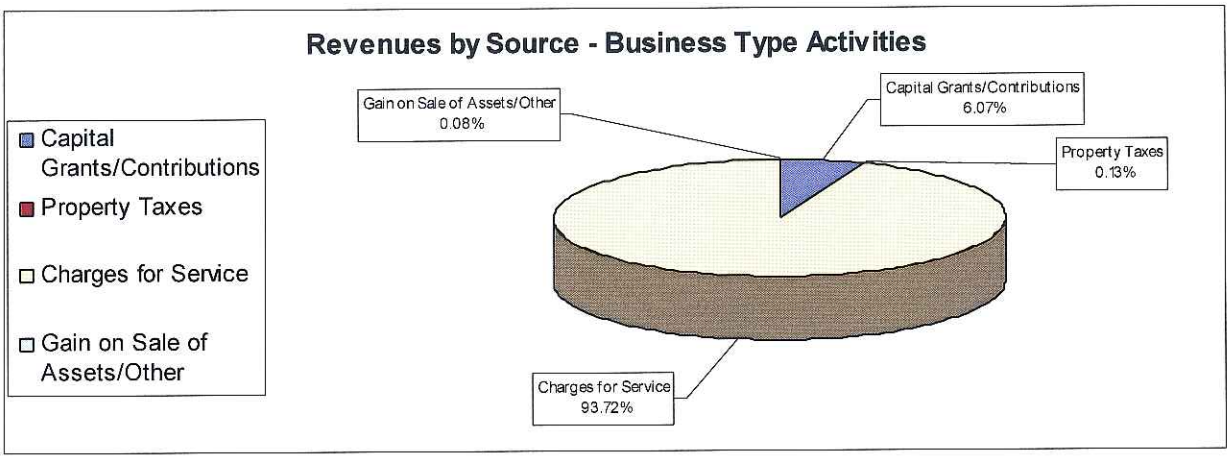
- The Storm Water Utility increased net assets by $1,163,752 as compared to an increase of $1,507,727 in 2007. In 2008 the rate was $5.05 per month versus $4.95 in 2007 – a 2.0% increase. The prior year's net assets were reduced to reflect an accrual of $334,000 that had not been reversed in 2007.

- The Solid Waste Utility was established in 2006 to provide a revenue source to fund the costs of the state mandated city-recycling program. The Utility increased net assets by $224,297 as compared to an increase of $635,993 by 2007. In 2008 the rate was $2.90 per month which was the same rate used in 2007. The decrease of approximately $400,000 was the result of increase wages relative to the collection process and the reduction in revenue.

- The Parking Utility decreased net assets by $49,760 as compared to an increase of $4,852 in 2007. The increase in losses was attributable to the increase snow removal costs that were incurred over the past winter. In addition, the collection of parking permit revenue has dropped of significantly over the past year potential to the loss of some retailers in the area.

- The Senior Citizen's Housing decrease net assets by $82,398 as compared to a decrease of $28,875 in 2007. The loss was attributable to a large in costs related to snow removal and repairs. In 2009 the Housing Division will be increasing the rates to curtail future decrease in the net assets.





Financial Analysis of the Government's Funds

As indicated earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus on the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financial requirements. Unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of December 31, 2008 the City's governmental funds reported combined ending fund balances of $32,795,547 a decrease of $178,116 in comparison with the prior year. Of the total fund balance, $29,554,527 constitutes unreserved fund balance, which is available for spending at the government's discretion. The remainder $3,241,020 compared to $3,654,190 in 2007 of fund balance is reserved to indicate that it is not available for new spending because it has already been committed as follows: End of the year encumbrances equaled $178,143, Inventories and prepaid items equaled $1,177,580, Subsequent year's budget (carry-overs) $535,518, Long-term Receivables $274,906, Capital Projects $311,365, and Debt Service Reservation $763,508.

General Fund: The general fund is the main operating fund of the City. At the end of the current fiscal year, unreserved fund balance of the general fund was $26,884,171, while total fund balance was $28,759,062. As a measure of the general fund's liquidity, it may be useful to compare both reserved fund balance and total fund balance to expenditures. Unreserved fund balance represents 55% of total general fund expenditures, while total fund balance represents 52% of total general fund

expenditures. The fund balance increased by $2,705,784 due to an increase in income in the area of: interest income, ambulance fees and permitting fees in addition to under spending in the fringe benefit area because of changes being negotiated with the unions and a reduction in retirees utilizing the health insurance plan.

Debt Service Funds. The debt service fund continues to have a reduction in its net assets because in prior years the fund continued capitalized interest that was set aside for its tax incremental financing districts.

Proprietary Funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net assets for these funds can be seen in the following table.

Unrestricted Assets:	2008	2007
Water Utility	$1,885,238	$1,806,333
Sanitary Sewer Utility	$2,739,164	$2,082,902
Storm Water Utility	$186,792	$798,703
Solid Waste Fund	$784,677	$534,187
Parking Utility	$189,799	$239,559
Senior Citizen's Housing	$329,024	$379,116
	$6,114,694	$5,840,800

- The change to the Sanitary Sewer Utility and Storm Water Utility is due to the on going work required by the Milwaukee Metropolitan Sewerage District. Over the past several years several major repair projects have been completed to tighten up the system.

General Fund Budgetary Highlights

Differences between the original budget and the final amended budget amounted to an increase in appropriations of $1,008,669 with the major items being as follows:

- Carry-over requests from 2007 for budgeted projects and expenditures that were unfinished at the end of the year totaled $424,698.
- Encumbrances from 2007 totaled $317,517.
- Purchases from contingency $266,454. Some of the major items were: a Comprehensive Plan - $149,000, repair of elevator - $44,000, Bicycle & Pedestrian Master Plan - $20,000 and remodeling - $28,000.

Revenues were more than budgetary estimates – explanation:

During this year, revenues were higher than budget by $2,024,830. The major reason for the difference is due to the additional revenues generated from interest income because of very favorable rates - $439,000. Positive variances also occurred because of conservative budgeting. Some of the major positive variances included: transportation funding - $95,000, Ambulance Fees - $800,000, permitting fees $143,000, public works truck rental - $219,000, Municipal Court/Police Department increased collections $217,000, and higher than expected funds from the sale of equipment $140,000.

Expenditures were less than budgetary estimates – explanation:

Actual operating expenditures were less than final budget by $1,929,705. The City realized savings of $616,000 in fringe benefit cost because of a decrease in retirees utilizing the insurance program, $356,000 in equipment purchases delayed into 2009, open encumbrances of $97,000 delayed into 2009 and carry-overs of $535,518 delayed into 2009. Unfilled vacancies in Police, Fire, Library and Public Works accounted for the additional savings in 2008.

Capital Assets and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business type activities as of December 31, 2008, rounded and net of accumulated depreciation amounts to $286,745,820. Total investment in capital assets prior to accumulated depreciation was $525,466,570. This investment in capital assets includes land, buildings, machinery and equipment, vehicles, and infrastructure including roads, sewers, bridges, parking lot improvements, and lighting. The total net increase in the government wide activities investment in capital assets for the current fiscal year was a positive $705,316 or a .25% increase (a 1.40% decrease for governmental activities and a 6.26% increase for business-type activities).

Major capital asset events during the current fiscal year included the following:

Governmental Activities:

- Numerous contracts for the improvements of infrastructure added $5,855,265.
- The hospital added over $4,234,413 between buildings and equipment.
- The addition within Public Safety was a new parking garage that will be used to store vehicles that are involved in an investigation.
- In the future the city will see a net decline to its net assets because its depreciation is ticking away faster than what we can financially replace. The majority of our capital project account is dedicated to repairs as opposed to replacement or the adding of new streets.

Business Type Activities:

- The Water Utility increased total assets by $1,319,364 for water distribution mains, services, hydrants, and meters. The majority was for replacement of assets.
- The Storm Water Utility increased assets by $1,771,581. The majority was for infrastructure replacement.
- The Sanitary Sewer Utility increased assets by approximately $1,981,044 for main replacement.

City of West Allis Capital Assets

	Governmental Activities 2008	Governmental Activities 2007	Business-Type Activities 2008	Business-Type Activities 2007	Total 2008	Total 2007
Land	$12,519,043	$12,519,043	$1,068,702	$1,068,702	$13,587,745	$13,587,745
Construction in Progress	$2,858,670	$2,433,341	$27,423	$74,640	$2,886,093	$2,507,981
Buildings	$149,104,563	$146,972,657	$2,123,632	$2,123,632	$151,228,195	$149,096,289
Improvements other than Buildings	$1,860,462	$1,860,462	$0	$0	$1,860,462	$1,860,462
Machinery and Equipment	$126,002,581	$122,056,131	$4,384,585	$4,216,616	$130,387,166	$126,272,747
Infrastructure	$141,025,753	$138,921,038	$84,491,156	$79,527,329	$225,516,909	$218,448,367
Total Assets	$433,371,072	$424,762,672	$92,095,498	$87,010,919	$525,466,570	$511,773,591
Less Accumulated Depreciation	- $212,020,777	- $200,267,090	-$26,699,973	-$25,465,997	- $238,720,750	- $225,733,087
Net Fixed Assets	$221,350,295	$224,495,582	$65,395,525	$61,544,922	$286,745,820	$286,040,504
Percentage Change	-1.40%		6.26%		0.25%	

Additional information on the City's capital assets can be found in the footnote A-6f (page 52) and footnote C-3 (pages 59-60).

Long-term debt. At the end of the current fiscal year, the City had total bonded debt outstanding of $75,469,073 backed by the full faith and credit of the City. Moody's rating on the general obligation debt is Aa3 and Standard & Poor's is AA.

The City's total net general-obligation debt outstanding decreased by $2,657,247 or (4.23%) during the current year. The City issued $7,349,975 in new debt while paying down $7,371,597 in debt. The breakdown of new debt issued in 2008 was for the following purposes: TIF #5 issued $749,975, the Water Utility issued $1,600,000, the Sewer Utility issued $2,000,000 and the General Fund issued $3,000,000. The continual pay down of the Hospital debt ($2,125,000) without the issuance of new debt continues to offset some of the increases found in the other funds.

State Statutes limit the amount of general obligation debt a City may issue to 5% of its total equalized value. The City's current debt level (including BAN's) is 33.4% of its limitation of $223,889,595 compared to 33.3% in 2007. The City's outstanding general obligation debt is $74,705,565, net of the debt service reserve fund of $763,508. The City's net total indebtedness for Business type activities increased by $2,635,625; the net increase is attributable to the needs of the Sanitary Sewer Utility for $1,371,103 and the Water Utility for $1,264,522.

City of West Allis Outstanding Debt
General Obligation Notes and Bonds

	Governmental Activities		Business-Type Activities		Total	
	2008	2007	2008	2007	2008	2007
General Obligation Notes	$15,909,073	$16,355,695	0	0	$15,909,073	$16,355,695
General Obligation Bonds	28,107,500	29,318,125	15,247,500	12,611,875	43,355,000	41,930,000
Anticipation Notes	16,205,000	17,205,000	0	0	16,205,000	17,205,000
	$60,221,573	$62,878,820	$15,247,500	$12,611,875	$75,469,073	$75,490,695

Additional information on the City's long-term debt can be found in the footnotes on pages 62-65 of this report.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate as of December 31, 2008, for the Milwaukee County metropolitan area, which includes the City of West Allis was 6.5%. This is higher in comparison to the unemployment rate of 5.8% for the State of Wisconsin and a national rate unemployment rate of 5.8%.

- Inflationary trends in the region compare favorable to national indices.

- The City continues to experience economic recovery as evidenced by the continual growth within its TIF districts and the revitalizing of its downtown area. A major concern is what is happening in the housing sector.

- The general fund finished the year with an undesignated fund balance of $26,884,171, a solid increase of $2,740,448 from the previous year. A strong fund balance is available to meet unforeseen events and needs. The City will be utilizing a portion of its fund balance to help deal with the on going levy limits of the state.

- Health Insurance Rate increases for the City have stabilized considerably over the past couple of years and the next years continue to look promising because of new Wellness initiatives the City has implemented including a smoking cessation program and an over the counter drug prescription program.

- The General Fund will benefit from the decrease rates on debt issuances but at the same time the reduction in interest rates will have a negative impact on the investment earnings.

All of these factors were considered in preparing the City's budget for the 2009 fiscal year.

Requests for Information

This financial report is designed to provide a general overview of the finances of the City of West Allis for interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of West Allis – Attn: Gary Schmid, CPA, CGFM, 7525 West Greenfield Ave, West Allis, WI 53214, or 414-302-8252 or gschmid@ci.west-allis.wi.us.

General information relating to the City of West Allis, Wisconsin can be found at the City's website www.ci.west-allis.wi.us.

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BASIC FINANCIAL STATEMENTS

CITY OF WEST ALLIS, WISCONSIN
Statement of Net Assets
December 31, 2008

	Governmental Activities	Business-type Activities	Total	Component Units
ASSETS				
Cash and investments	$ 96,858,285	$ 3,700,525	$ 100,558,810	$ 1,013,322
Receivables				
Taxes	21,761,304	-	21,761,304	-
Accounts	1,002,759	4,886,271	5,889,030	41,489
Notes and loans	4,950,984	-	4,950,984	-
Special assessments	1,056,701	-	1,056,701	-
Interest	155,983	-	155,983	-
Internal balances	1,847,970	(1,847,970)	-	-
Due from component unit	105,527	-	105,527	-
Due from other governments	2,830,834	-	2,830,834	-
Inventories and prepaid items	1,177,581	1,632,439	2,810,020	-
Deferred charges	-	53,717	53,717	-
Deposit with CVMIC	3,244,299	-	3,244,299	-
Capital assets				
Land	12,519,043	1,068,702	13,587,745	-
Construction in progress	2,858,670	27,423	2,886,093	-
Buildings	149,104,563	2,123,632	151,228,195	-
Improvements other than buildings	1,860,462	-	1,860,462	-
Machinery and equipment	126,002,581	4,384,585	130,387,166	-
Infrastructure	141,025,753	84,491,156	225,516,909	-
Less: Accumulated depreciation	(212,020,777)	(26,699,973)	(238,720,750)	-
TOTAL ASSETS	356,342,522	73,820,507	430,163,029	1,054,811
LIABILITIES				
Accounts payable	4,412,215	635,795	5,048,010	1,775
Accrued liabilities	4,927,695	189,487	5,117,182	54,332
Due to other governments	34,261,416	1,158,716	35,420,132	105,527
Accrued interest payable	908,500	147,959	1,056,459	-
Deposits	3,075,594	79,578	3,155,172	233,836
Unearned revenues	38,900,146	98,753	38,998,899	-
Long-term obligations				
Due within one year	12,264,082	1,214,375	13,478,457	-
Due in more than one year	55,439,063	14,337,161	69,776,224	-
TOTAL LIABILITIES	154,188,711	17,861,824	172,050,535	395,470
NET ASSETS				
Invested in capital assets, net of related debt	162,229,941	49,843,989	212,073,930	-
Restricted for debt service	763,508	-	763,508	-
Unrestricted	39,160,362	6,114,694	45,275,056	659,341
TOTAL NET ASSETS	$ 202,153,811	$ 55,958,683	$ 258,112,494	$ 659,341

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST ALLIS, WISCONSIN
Statement of Activities
Year Ended December 31, 2008

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental Activities				
General government	$ 7,931,317	$ 267,843	$ 17,216	$ -
Public safety	35,322,808	5,335,900	2,376,752	-
Public works	19,059,398	629,056	3,499,749	956,747
Health and human services	11,422,393	237,879	469,206	-
Culture and recreation	2,953,551	687,370	209,524	516,919
Conservation and development	5,225,216	954,634	3,845,253	-
Interest on debt	2,624,692	476,460	-	-
Total Governmental Activities	84,539,375	8,589,142	10,417,700	1,473,666
Business-type Activities				
Water utility	6,497,676	6,036,810	-	322,745
Sanitary sewer utility	4,866,936	5,645,300	-	236,250
Storm water utility	1,633,786	2,968,420	-	74,853
Solid waste utility	917,135	743,845	389,162	-
Parking utility	86,878	15,118	-	-
Senior citizen housing	358,993	379,509	-	-
Total Business-type Activities	14,361,404	15,789,002	389,162	633,848
Total	$ 98,900,779	$ 24,378,144	$ 10,806,862	$ 2,107,514
Component Units				
Terchak Endowment Fund	306,068	-	-	-
FIRE	366,073	238,856	-	-
	$ 672,141	$ 238,856	$ -	$ -

General revenues
- Property taxes, levied for general purposes
- Property taxes, levied for debt service
- Property taxes, levied for capital projects
- Other taxes
- State and federal aids not restricted to specific functions
- Interest and investment earnings
- Miscellaneous

Transfers
- Total general revenues and transfers

Change in net assets

Net assets - January 1

Prior period adjustment

Net assets - January 1, restated

Net assets - December 31

The notes to the basic financial statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Assets			
Governmental Activities	Business-type Activities	Total	Component Units
$ (7,646,258)	$ -	$ (7,646,258)	$ -
(27,610,156)	-	(27,610,156)	-
(13,973,846)	-	(13,973,846)	-
(10,715,308)	-	(10,715,308)	-
(1,539,738)	-	(1,539,738)	-
(425,329)	-	(425,329)	-
(2,148,232)	-	(2,148,232)	-
(64,058,867)	-	(64,058,867)	-
-	(138,121)	(138,121)	-
-	1,014,614	1,014,614	-
-	1,409,487	1,409,487	-
-	215,872	215,872	-
-	(71,760)	(71,760)	-
-	20,516	20,516	-
-	2,450,608	2,450,608	-
(64,058,867)	2,450,608	(61,608,259)	-
-	-	-	(306,068)
-	-	-	(127,217)
-	-	-	(433,285)
31,307,125	22,000	31,329,125	-
6,401,858	-	6,401,858	-
791,770	-	791,770	
736,287	-	736,287	-
			-
11,277,255	-	11,277,255	-
4,495,730	-	4,495,730	(306,882)
2,756,598	12,698	2,769,296	-
966,470	(966,470)	-	-
58,733,093	(931,772)	57,801,321	(306,882)
(5,325,774)	1,518,836	(3,806,938)	(740,167)
159,576,064	54,773,847	214,349,911	1,399,508
47,903,521	(334,000)	47,569,521	-
207,479,585	54,439,847	261,919,432	1,399,508
$ 202,153,811	$ 55,958,683	$ 258,112,494	$ 659,341

CITY OF WEST ALLIS, WISCONSIN
Balance Sheet
Governmental Funds
December 31, 2008

	General	Debt Service	Other Governmental Funds	Total Governmental Funds
ASSETS				
Cash and investments	$ 80,353,275	$ 763,041	$ 6,103,604	$ 87,219,920
Receivables				
Taxes	12,334,830	6,388,508	-	18,723,338
Delinquent personal property taxes	237,966	-	-	237,966
Accounts	334,632	467	651,583	986,682
Notes and loans	192,630	-	4,758,354	4,950,984
Special assessments	-	-	1,056,701	1,056,701
Interest	155,443	-	540	155,983
Due from other funds	4,149,467	-	-	4,149,467
Due from component unit	105,527	-	-	105,527
Due from other governmental units	1,855,537	-	975,297	2,830,834
Inventories and prepaid items	967,609	-	209,972	1,177,581
TOTAL ASSETS	$ 100,686,916	$ 7,152,016	$ 13,756,051	$ 121,594,983
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	$ 384,176	$ -	$ 1,588,056	$ 1,972,232
Accrued liabilities	4,851,100	-	75,026	4,926,126
Due to other funds	-	-	2,301,497	2,301,497
Due to other governmental units	34,261,416	-	-	34,261,416
Deposits	2,636,314	-	356,054	2,992,368
Deferred revenue	29,794,848	6,388,508	6,162,441	42,345,797
Total Liabilities	71,927,854	6,388,508	10,483,074	88,799,436
Fund Balances				
Reserved	1,874,891	763,508	602,621	3,241,020
Unreserved, reported in				
General fund	26,884,171	-	-	26,884,171
Special revenue funds	-	-	2,230,086	2,230,086
Capital projects funds	-	-	440,270	440,270
Total Fund Balances	28,759,062	763,508	3,272,977	32,795,547
TOTAL LIABILITIES AND FUND BALANCES	$ 100,686,916	$ 7,152,016	$ 13,756,051	$ 121,594,983

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Balance Sheet (Continued)
Governmental Funds
December 31, 2008

Reconciliation to the Statement of Net Assets

Total Fund Balances from previous page		$ 32,795,547
Capital assets used in governmental activities are not financial resources and, therefore are not reported in the funds.		221,350,295
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds. The details of this difference are as follows:		
Special assessments	$ 1,056,701	
Delinquent taxes	237,966	
Loans receivable	4,950,984	
Net adjustment		6,245,651
Internal service funds are used by management to charge the cost of insurance programs to individual funds. The assets and liabilities of internal service funds are included in governmental activities in the statement of net assets.		10,373,963
Long-term liabilities, including bonds and notes payable, are not due and payable in the current period and, therefore, are not reported in the funds. The details of this difference are as follows:		
Bonds and notes payable	$ (60,221,573)	
Unfunded pension liability	(1,049,791)	
Employee benefits	(6,431,781)	
Accrued interest on long-term obligations	(908,500)	
Net adjustment		(68,611,645)
Net Assets of Governmental Activities as Reported on the Statement of Net Assets (see page 34)		$ 202,153,811

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST ALLIS, WISCONSIN
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended December 31, 2008

	General	Debt Service	Other Governmental Funds	Total Governmental Funds
Revenues				
Taxes	$ 29,767,599	$ 6,401,858	$ 791,770	$ 36,961,227
Special assessments	-	-	812,257	812,257
Intergovernmental	13,458,356	196,585	8,140,606	21,795,547
Licenses and permits	1,517,233	-	-	1,517,233
Fines, forfeitures and penalties	2,121,677	-	-	2,121,677
Public charges for services	2,925,428	-	587,303	3,512,731
Interdepartmental charges	-	67,119	-	67,119
Loan repayments	-	-	280,063	280,063
Payment from hospital	-	2,534,341	-	2,534,341
Interest	2,298,618	-	102,999	2,401,617
Miscellaneous	965,017	1,128	720,707	1,686,852
Total Revenues	53,053,928	9,201,031	11,435,705	73,690,664
Expenditures				
Current				
General government	5,623,217	-	4,663	5,627,880
Public safety	29,264,756	-	2,104,462	31,369,218
Public works	12,120,311	-	389,710	12,510,021
Health	1,978,233	-	469,208	2,447,441
Culture and recreation	2,232,030	-	668,451	2,900,481
Conservation and development	-	-	4,195,633	4,195,633
Fringe benefits	756,071	-	-	756,071
Debt service				
Principal retirement	-	6,407,222	-	6,407,222
Interest and fiscal charges	-	2,704,456	50,581	2,755,037
Capital outlay	-	-	9,616,221	9,616,221
Total Expenditures	51,974,618	9,111,678	17,498,929	78,585,225
Excess of Revenues Over (Under) Expenditures	1,079,310	89,353	(6,063,224)	(4,894,561)
Other Financing Sources (Uses)				
General obligation debt issued	-	-	3,749,975	3,749,975
Transfers in	1,625,968	611,274	3,288,227	5,525,469
Transfers out	-	(1,163,344)	(3,395,655)	(4,558,999)
Total Other Financing Sources (Uses)	1,625,968	(552,070)	3,642,547	4,716,445
Net Change in Fund Balances	2,705,278	(462,717)	(2,420,677)	(178,116)
Fund Balances - January 1	26,053,784	1,226,225	5,693,654	32,973,663
Fund Balances - December 31	$ 28,759,062	$ 763,508	$ 3,272,977	$ 32,795,547

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Statement of Revenues, Expenditures and Changes in Fund Balances (Continued)
Governmental Funds
Year Ended December 31, 2008

Reconciliation to the Statement of Activities

Net Change in Fund Balances from previous page		$ (178,116)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period, detailed as follows:		
Capital outlay	$ 10,089,678	
Depreciation expense	(13,172,790)	
Net adjustment		(3,083,112)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net assets		(62,175)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		491,711
The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to the governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term and related items, detailed as follows:		
Issuance of general obligation debt	$ (3,749,975)	
Principal paid on long-term debt	6,407,222	
Unfunded pension liability payment	123,580	
Health insurance benefit	(6,431,781)	
Net adjustment		(3,650,954)
Accrued interest expense reported in the statement of activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds.		130,345
Internal service funds are used by management to charge the costs of insurance programs to individual funds. The net revenue of certain activities of internal service funds is reported with governmental activities.		1,026,527
Change in Net Assets of Governmental Activities as Reported in the Statement of Activities (see pages 35 - 36)		$ (5,325,774)

The notes to the basic financial statements are an integral part of this statement.

CITY OF WEST ALLIS, WISCONSIN

Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

General Fund

Year Ended December 31, 2008

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	$ 29,542,583	$ 29,542,583	$ 29,767,599	$ 225,016
Intergovernmental	13,420,963	13,420,963	13,458,356	37,393
Licenses and permits	1,373,520	1,373,520	1,517,233	143,713
Fines, forfeitures and penalties	1,902,300	1,902,300	2,121,677	219,377
Public charges for services	2,146,682	2,146,682	2,925,428	778,746
Interest	1,860,000	1,860,000	2,298,618	438,618
Miscellaneous	783,050	783,050	965,017	181,967
Total Revenues	51,029,098	51,029,098	53,053,928	2,024,830
Expenditures				
Current				
General government	4,279,742	6,085,791	5,623,217	462,574
Public safety	19,883,749	29,759,224	29,264,756	494,468
Health	1,444,576	2,032,246	1,978,233	54,013
Public works	9,000,483	12,209,432	12,120,311	89,121
Culture and recreation	1,907,643	2,445,474	2,232,030	213,444
Fringe benefits	16,379,461	1,372,156	756,071	616,085
Total Expenditures	52,895,654	53,904,323	51,974,618	1,929,705
Excess of Revenues Over (Under) Expenditures	(1,866,556)	(2,875,225)	1,079,310	3,954,535
Other Financing Sources (Uses)				
Transfers in	1,366,556	1,366,556	1,625,968	259,412
Net Change in Fund Balance	(500,000)	(1,508,669)	2,705,278	4,213,947
Fund Balance - January 1	26,053,784	26,053,784	26,053,784	-
Fund Balance - December 31	$ 25,553,784	$ 24,545,115	$ 28,759,062	$ 4,213,947

The notes to the basic financial statements are an integral part of this statement.

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CITY OF WEST ALLIS, WISCONSIN
Statement of Net Assets
Proprietary Funds
December 31, 2008

	Business-type Activities - Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Solid Waste Fund
ASSETS				
Current Assets				
Cash and investments	$ -	$ 2,561,369	$ -	$ 569,479
Receivables				
Taxes	-	-	-	-
Accounts	2,403,065	1,514,427	741,742	225,935
Inventories and prepaid items	1,632,439	-	-	-
Deferred charges	335	53,382	-	-
Total Current Assets	4,035,839	4,129,178	741,742	795,414
Capital Assets				
Land	57,990	-	-	-
Construction in progress	26,503	920	-	-
Buildings	496,728	-	-	-
Infrastructure	27,023,076	22,795,611	34,672,469	-
Machinery and equipment	2,295,637	557,327	929,551	493,010
Accumulated depreciation	(11,565,159)	(5,309,306)	(8,234,123)	(237,707)
Total Capital Assets	18,334,775	18,044,552	27,367,897	255,303
Noncurrent Assets				
Deposit with CVMIC	-	-	-	-
Total Noncurrent Assets	18,334,775	18,044,552	27,367,897	255,303
TOTAL ASSETS	22,370,614	22,173,730	28,109,639	1,050,717
LIABILITIES				
Current Liabilities				
Accounts payable	365,684	126,382	142,574	-
Accrued liabilities	199,769	104,916	3,290	10,737
Deposits	43,511	-	4,000	-
Due to other funds	1,442,884	-	405,086	-
Due to other governmental units	-	1,158,716	-	-
Long-term obligations due within one year	441,192	773,183	-	-
Unearned revenue	98,753	-	-	-
Total Current Liabilities	2,591,793	2,163,197	554,950	10,737
Long-term Obligations				
Due in more than one year	5,385,151	8,952,010	-	-
Total Liabilities	7,976,944	11,115,207	554,950	10,737
NET ASSETS				
Invested in capital assets, net of related debt	12,508,432	8,319,359	27,367,897	255,303
Unrestricted	1,885,238	2,739,164	186,792	784,677
TOTAL NET ASSETS	$ 14,393,670	$ 11,058,523	$ 27,554,689	$ 1,039,980

The notes to the basic financial statements are an integral part of this schedule.

Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
Parking Utility	Senior Citizen's Housing	Total	
$ 193,438	$ 376,239	$ 3,700,525	$ 9,638,365
-	-	-	2,800,000
1,102	-	4,886,271	16,077
-	-	1,632,439	-
-	-	53,717	-
194,540	376,239	10,272,952	12,454,442
905,726	104,986	1,068,702	-
-	-	27,423	-
-	1,626,904	2,123,632	-
-	-	84,491,156	-
109,060	-	4,384,585	-
(109,060)	(1,244,618)	(26,699,973)	-
905,726	487,272	65,395,525	-
-	-	-	3,244,299
905,726	487,272	65,395,525	3,244,299
1,100,266	863,511	75,668,477	15,698,741
681	474	635,795	2,439,983
4,060	14,674	337,446	1,569
-	32,067	79,578	83,226
-	-	1,847,970	-
-	-	1,158,716	-
-	-	1,214,375	-
-	-	98,753	2,800,000
4,741	47,215	5,372,633	5,324,778
-	-	14,337,161	-
4,741	47,215	19,709,794	5,324,778
905,726	487,272	49,843,989	-
189,799	329,024	6,114,694	10,373,963
$ 1,095,525	$ 816,296	$ 55,958,683	$ 10,373,963

CITY OF WEST ALLIS, WISCONSIN
Statement of Revenues, Expenses and Changes in Net Assets
Proprietary Funds
Year Ended December 31, 2008

	Business-type Activities - Enterprise Funds			
	Water Utility	Sanitary Sewer Utility	Storm Water Utility	Solid Waste Fund
Operating Revenues				
Charges for services	$ 5,924,528	$ 5,645,300	$ 2,968,420	$ 743,845
Rents	99,760	-	-	-
Parking fees and permits	-	-	-	-
Total Operating Revenues	6,024,288	5,645,300	2,968,420	743,845
Operating Expenses				
Operation and maintenance	5,655,198	4,176,405	1,198,794	878,352
Insurance claims and estimate changes	-	-	-	-
Depreciation	644,003	310,574	434,992	38,783
Total Operating Expenses	6,299,201	4,486,979	1,633,786	917,135
Operating Income (Loss)	(274,913)	1,158,321	1,334,634	(173,290)
Nonoperating Revenues (Expenses)				
Interest and amortization expense	(204,786)	(368,929)	-	-
State grants	-	-	-	389,162
Property taxes	-	-	-	-
Gain (loss) on sale of capital assets	-	(11,028)	-	-
Income (expense) from merchandising and jobbing	12,522	-	-	-
Miscellaneous	6,311	8	4,265	8,425
Total Nonoperating Revenues (Expenses)	(185,953)	(379,949)	4,265	397,587
Income Before Contributions and Transfers	(460,866)	778,372	1,338,899	224,297
Customer contributions	322,745	236,250	74,853	-
Transfers out	(596,198)	(17,358)	(250,000)	-
Change in Net Assets	(734,319)	997,264	1,163,752	224,297
Net Assets - January 1	15,127,989	10,061,259	26,724,937	815,683
Prior Period Adjustment	-	-	(334,000)	-
Net Assets - January 1, Restated	15,127,989	10,061,259	26,390,937	815,683
Net Assets - December 31	$ 14,393,670	$ 11,058,523	$ 27,554,689	$ 1,039,980

The notes to the basic financial statements are an integral part of this statement.

Business-type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
Parking Utility	Senior Citizen's Housing	Total	
$ -	$ -	$ 15,282,093	$ 13,027,712
-	379,509	479,269	-
15,118	-	15,118	-
15,118	379,509	15,776,480	13,027,712
86,878	326,687	12,322,314	-
-	-	-	14,801,185
-	32,306	1,460,658	-
86,878	358,993	13,782,972	14,801,185
(71,760)	20,516	1,993,508	(1,773,473)
-	-	(573,715)	-
-	-	389,162	-
22,000	-	22,000	2,800,000
-	-	(11,028)	-
-	-	12,522	-
-	-	19,009	-
22,000	-	(142,050)	2,800,000
(49,760)	20,516	1,851,458	1,026,527
-	-	633,848	-
-	(102,914)	(966,470)	-
(49,760)	(82,398)	1,518,836	1,026,527
1,145,285	898,694	54,773,847	9,347,436
-	-	(334,000)	-
1,145,285	898,694	54,439,847	9,347,436
$ 1,095,525	$ 816,296	$ 55,958,683	$ 10,373,963

CITY OF WEST ALLIS, WISCONSIN
Proprietary Funds
Statement of Cash Flows
Year Ended December 31, 2008

	Business-type Activities - Enterprise Funds		
	Water Utility	Sanitary Sewer Utility	Storm Water Utility
Cash Flows from Operating Activities			
Cash received from customers	$ 5,963,672	$ 5,530,980	$ 2,933,617
Cash from interfund services provided	-	-	-
Cash paid to suppliers	(4,074,574)	(3,681,027)	(669,298)
Cash paid to employees	(1,166,661)	(233,041)	(212,517)
Net Cash Provided (Used) by Operating Activities	722,437	1,616,912	2,051,802
Cash Flows from Noncapital Financing Activities			
Transfers to other funds	(596,198)	(17,358)	(250,000)
State grants	-	-	-
Property taxes	-	-	-
Net Cash Provided (Used) by Noncapital Financing Activities	(596,198)	(17,358)	(250,000)
Cash Flows from Capital and Related Financing Activities			
Acquisition and construction of capital assets	(1,511,405)	(2,042,982)	(1,876,655)
Customer contributions	322,745	236,250	74,853
Proceeds from debt issued	1,600,000	2,000,000	-
Principal paid on long-term debt	(335,478)	(628,897)	-
Interest paid on long-term debt	(202,101)	(359,654)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(126,239)	(795,283)	(1,801,802)
Change in Cash and Cash Equivalents	-	804,271	-
Cash and Cash Equivalents - January 1	-	1,757,098	-
Cash and Cash Equivalents - December 31	$ -	$ 2,561,369	$ -
Cash Flows from Operating Activities			
Operating income (loss)	$ (274,913)	$ 1,158,321	$ 1,334,634
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities			
Depreciation and amortization	644,003	310,574	434,992
Depreciation charged to operating accounts	109,383	-	-
Merchandising and jobbing non-operating expense	12,522	-	-
Miscellaneous nonoperating income (expense)	6,311	8	4,265
Changes in assets and liabilities			
Accounts receivable	(60,616)	(114,320)	(34,803)
Inventories and prepaid items	(604,478)	-	-
Deferred charges	-	5,323	-
Accounts payable	148,854	59,450	11,654
Accrued liabilities	176	(4,140)	1,644
Deposits	2,608	-	-
Deferred revenue	17,568	-	-
Due to other funds	416,983	-	299,416
OPEB liability	304,036	-	-
Due to other governmental units	-	201,696	-
Net Cash Provided (Used) by Operating Activities	$ 722,437	$ 1,616,912	$ 2,051,802

The notes to the basic financial statements are an integral part of this statement.

Business-type Activities - Enterprise Funds				Governmental Activities - Internal Service Funds
Solid Waste Fund	Parking Utility	Senior Citizen's Housing	Total	
$ 736,172	$ 19,364	$ 379,509	$ 15,563,314	$ -
-	-	-	-	13,021,777
(432,223)	(54,353)	(165,896)	(9,077,371)	(14,789,071)
(442,975)	(30,037)	(150,739)	(2,235,970)	-
(139,026)	(65,026)	62,874	4,249,973	(1,767,294)
-	-	(102,914)	(966,470)	-
389,162	-	-	389,162	-
-	22,000	-	22,000	2,800,000
389,162	22,000	(102,914)	(555,308)	2,800,000
(12,590)	-	-	(5,443,632)	-
-	-	-	633,848	-
-	-	-	3,600,000	-
-	-	-	(964,375)	-
-	-	-	(561,755)	-
(12,590)	-	-	(2,735,914)	-
237,546	(43,026)	(40,040)	958,751	1,032,706
331,933	236,464	416,279	2,741,774	8,605,659
$ 569,479	$ 193,438	$ 376,239	$ 3,700,525	$ 9,638,365
$ (173,290)	$ (71,760)	$ 20,516	$ 1,993,508	$ (1,773,473)
38,783	-	32,306	1,460,658	-
-	-	-	109,383	-
-	-	-	12,522	-
8,425	-	-	19,009	-
(7,673)	4,246	-	(213,166)	(5,935)
-	-	-	(604,478)	-
-	-	-	5,323	-
(5,808)	(8)	(127)	214,015	1,440,199
537	2,496	9,617	10,330	(1,409,431)
-	-	562	3,170	(18,654)
-	-	-	17,568	-
-	-	-	716,399	-
-	-	-	304,036	-
-	-	-	201,696	-
$ (139,026)	$ (65,026)	$ 62,874	$ 4,249,973	$ (1,767,294)

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of West Allis, Wisconsin ("the City") have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting principles and policies utilized by the City are described below:

1. Reporting Entity
   The City of West Allis is a municipal corporation governed by an elected Mayor and ten-member council. In accordance with GAAP, the basic financial statements are required to include the City (the primary government) and any separate component units that have a significant operational or financial relationship with the City.

2. Individual Component Unit Disclosures
   Component units are legally separate organizations for which the elected officials of the primary government are financially accountable. The primary government is financially accountable if it appoints a voting majority of the organization's governing body and (a) it is able to impose its will on that organization, or (b) there is potential for the organization to provide specific financial benefits to or burdens on the primary government. The primary government may be financially accountable if an organization is fiscally dependent on the primary government.

   Included within the reporting entity:

   First-Ring Industrial Redevelopment Enterprise (FIRE)
   FIRE is a community development entity created by the City of West Allis to spur development within a three county area in southeastern Wisconsin, partially through the distribution of new market tax credits to qualifying business enterprises. FIRE is managed by an independent board appointed by the City Council. FIRE provides specific financial benefits to the City. FIRE financial information is provided for the year ended December 31, 2008. Separate financial statements are available for FIRE.

   Terchak Endowment Fund
   An endowment fund has been established at the Greater Milwaukee Foundation for the sole purpose of providing funding to the West Allis Library for capital improvements. The endowment is under the control of the Greater Milwaukee Foundation Board, which is completely independent of the City of West Allis, The endowment fund is included as a discretely presented component unit since its purpose is to provide funding to the West Allis Library. Financial information is presented for the year ended December 31, 2008. Separate financial statements are not available.

3. Related Organization
   West Allis Memorial Hospital is a not-for-profit entity and its financial statements are not a part of this report. Because the City has title to the Hospital's assets, the Hospital uses the City's bonding authority as a convenience in obtaining financing, therefore, certain debt of West Allis Memorial Hospital issued and secured by the City and the related institutional structures for which the City retains title (See Note D.6.) has been included in the basic financial statements of the City. The City has no appointee authority on the Hospital's board nor is the Hospital fiscally dependent on the City.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

4. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all activities of the City and its component unit. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which are primarily supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for services. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Governmental funds include general, special revenue, debt service and capital projects funds. Proprietary funds include enterprise and internal service funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

GENERAL FUND
This is the City's main operating fund. It accounts for all financial resources of the general government, except those accounted for in another fund.

DEBT SERVICE FUND
This fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

The City reports the following major enterprise funds:

WATER UTILITY
This fund accounts for all activities necessary to provide water service to residents and businesses of the City.

SANITARY SEWER UTILITY
This fund accounts for all activities necessary to provide sewer service to residents and businesses of the City.

STORM WATER UTILITY
This fund accounts for all activities necessary to provide storm water service to residents and businesses of the City.

SOLID WASTE FUND
This fund accounts for all activities necessary to provide for the disposal of solid waste and recycled items for residents of the City.

PARKING UTILITY
This fund accounts for the construction, maintenance and operation of street and off-street parking areas.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

SENIOR CITIZEN'S HOUSING
This fund accounts for all activities related to the operation and maintenance of the City-owned housing project.

Additionally, the government reports the following fund type:

Internal service funds account for insurance services provided to other departments or agencies of the City on a cost reimbursement basis.

5. Measurement Focus and Basis of Accounting
The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes are recorded as revenues in the year for which they are levied. Only the portion of special assessments receivable collected during the current year are recorded as revenue. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met and they are collected within 60 days of the end of the current fiscal year. All other revenue items are considered to be measurable and available only when cash is received by the City.

Revenues susceptible to accrual include intergovernmental grants, intergovernmental charges for services, city ordinance forfeitures, public charges for services and interest. Other revenues such as licenses and permits, other fines and forfeits and miscellaneous revenues are recognized when received in cash or when measurable and available.

Certain private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the *option* of following certain subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The City has elected not to follow subsequent private-sector guidance.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City's water and sewer function and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, and fees and fines, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for services. Operating expenses for enterprise funds include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources, as they are needed.

6. Assets, Liabilities and Net Assets or Equity

a. Cash and Investments
Cash and investments are combined in the financial statements. Cash deposits consist of demand and time deposits with financial institutions and are carried at cost. Investments are stated at fair value. Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. For purposes of the statement of cash flows, all cash deposits and highly liquid investments (including restricted assets) with a maturity of three months or less from date of acquisition are considered to be cash equivalents.

b. Accounts Receivable
Accounts receivable are recorded at gross amount with uncollectible amounts recognized under the direct write-off method. No allowance for uncollectible accounts has been provided since it is believed that the amount of such allowance would not be material to the basic financial statements.

c. Interfund Receivables and Payables
During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" and "due to other funds" in the fund financial statements. Noncurrent portions of the interfund receivables for the governmental funds are reported as "advances to other funds" and are offset by a reservation of fund balance since they do not constitute expendable available financial resources and therefore are not available for appropriation.

The amount reported on the statement of net assets for internal balances represents the residual balance outstanding between the governmental activities and business-type activities.

d. Inventories
Inventories are recorded at cost, which approximates market, using the first-in, first-out method. Inventories consist of expendable supplies held for consumption. The cost is recorded as an expenditure at the time individual inventory items are consumed rather than when purchased.

Inventories of governmental funds in the fund financial statements are offset by fund balance reserve amounts to indicate that they do not represent spendable available financial resources.

e. Prepaid Items
Payments made to vendors that will benefit periods beyond the end of the current fiscal year are recorded as prepaid items.

Prepaid items of governmental funds in the fund financial statements are offset by fund balance reserve amounts to indicate that they do not represent spendable available financial resources.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

f. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of $5,000 or higher and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets of the City are depreciated using the straight-line method over the following estimated useful lives:

Assets	Governmental Activities	Business-type Activities
	Years	
Buildings	50	25 - 50
Improvements other than buildings	10	-
Machinery and equipment	5 - 20	3 - 10
Infrastructure	30 - 50	15 - 100

Annual depreciation expense for the enterprise fund reported on the statement of cash flows may exceed depreciation expense reported on the statement of revenues, expenses and changes in net assets. The difference results from depreciation expense applicable to transportation and certain other operating equipment of the water utility enterprise fund being charged to operating expense accounts other than the depreciation expense account. This accounting procedure is required by the Public Service Commission of the State of Wisconsin.

g. Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Only benefits considered to be vested are disclosed in these statements. Sick leave does not vest to the employee. All vacation is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds in the fund financial statements only if they have matured, for example, as a result of employee resignations and retirements.

h. Deferred Revenue

Governmental funds report deferred revenue in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period or for resources that have been received, but not yet recognizable.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

i. Long-term Obligations

In the government-wide financial statements, and proprietary funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

j. Fund Equity

GOVERNMENTAL FUND FINANCIAL STATEMENTS

Governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Designations of fund balance represent tentative management plans that are subject to change.

GOVERNMENT-WIDE AND PROPRIETARY FUND STATEMENTS

Equity is classified as net assets and displayed in three components:

- Invested in capital assets, net of related debt - Amount of capital assets, net of accumulated depreciation, less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

- Restricted net assets - Amount of net assets that are subject to restrictions that are imposed by 1) external groups, such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

- Unrestricted net assets - Net assets that are neither classified as restricted nor as invested in capital assets, net of related debt.

k. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

NOTE B - STEWARDSHIP AND COMPLIANCE

1. Budgets and Budgetary Accounting
   The City follows these procedures in establishing the budgetary data reflected in the basic financial statements:

   a. Prior to November the Mayor submits to the City Council a proposed operating budget for the calendar year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them. After submission to the governing body, public hearings are held to obtain taxpayer comments. Following the public hearings, the proposed budget, including authorized additions and deletions, is legally enacted at the function level by City Council action. This action is completed prior to December each year.

   b. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the general, special revenue, debt service and public works improvements capital projects funds with the following exceptions. The Information Technology Joint Ventures and Miscellaneous Grants special revenue funds are not budgeted. Budget is defined as the originally approved budget plus or minus approved amendments. Budget appropriations not expended during the year are closed to fund balance unless authorized by the governing body to be forwarded into the succeeding year's budget.

   c. During the year, formal budgetary integration is employed as a management control device for the general fund, special revenue funds, debt service and public works improvements capital projects funds. Amendments to the budget during the year are initially reviewed by the Administration and Finance Committee and are subsequently authorized by the City Council. Management does not have authority to amend the legally adopted budget. Supplemental amendments were necessary during the year but were not material in relation to the original appropriation. Over-expenditure of budget accounts at year-end were approved by the City Council.

   d. The budget as enacted includes total expenditures at the activity level. An activity can be a department, division or fund. Expenditures cannot legally exceed appropriations at this level. The general fund, special revenue funds, debt service and capital projects fund have legally adopted budgets.

   e. Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of resources are recorded in order to reserve that portion of the applicable appropriation, is utilized in the general and special revenue funds. Encumbrances outstanding at year-end are reported as reservations of fund balance and do not constitute expenditures or liabilities because the commitments will be honored during the subsequent year.

   The City did not have any material violation of legal or contractual provisions for the fiscal year ended December 31, 2008.

NOTE B - STEWARDSHIP AND COMPLIANCE (Continued)

2. Excess of Expenditures over Budget Appropriations
The following expenditure accounts of the general, special revenue, debt service and capital projects funds had actual expenditures in excess of budget appropriations for the year ended December 31, 2008 as follows:

Fund	Function/Activity/Department	Excess Expenditures
General Fund		
Police and fire commission	Public safety	$ 1,604
Building and electrical division	Public works	34,541
Sanitation and street division	Public works	292,383
Special Revenue Funds		
Housing programs	Conservation and development	7,166
Health grants	Health	276,208
Police grants	Public safety	51,090
Fire grants	Public safety	214,372
Centennial	Culture and recreation	98,643
Information technology	General government	4,663

The above excess expenditure variances were funded using favorable revenue variances, issuance of long-term debt and available fund balance in the various funds.

3. Deficit Fund Equity
The following funds had deficit fund equity as of December 31, 2008:

Fund	Deficit Fund Equity
Special Revenue Funds	
Block Grant	$ 12
Health Grants	619
Police Grants	1,473
Centennial	22,690
Capital Projects Funds	
Tax Increment District No. 3	70,239
Tax Increment District No. 5	1,693,325
Tax Increment District No. 10	6,445

The deficits in the special revenue funds are anticipated to be financed by future grant receipts. The deficits in the capital projects funds are anticipated to be financed through future tax increment revenues and proceeds from long-term debt.

NOTE C - DETAILED NOTES ON ALL FUNDS

1. Cash and Investments

The City maintains various cash and investment accounts, including pooled funds that are available for use by all funds. Each fund's portion of these accounts is displayed on the financial statements as "Cash and investments."

Invested cash consists of deposits and investments that are restricted by Wisconsin Statutes to the following:

Time deposits; repurchase agreements; securities issued by federal, state and local governmental entities; statutorily authorized commercial paper and corporate securities; and the Wisconsin local government investment pool.

The carrying amount of the City's cash and investments totaled $100,558,810 on December 31, 2008 as summarized below:

Petty cash funds	$ 9,984
Deposits with financial institutions	49,141,288
Investments	51,407,538
	$ 100,558,810

Additional information on the above deposits and investments follows:

Basic financial statements	
Primary government	$ 100,558,810
Component unit	-
	$ 100,558,810

Deposits and investments of the City are subject to various risks. Presented below is a discussion of the specific risks and the City's policy related to the risk.

Custodial Credit Risk

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. Wisconsin statutes require repurchase agreements to be fully collateralized by bonds or securities issued or guaranteed by the federal government or its instrumentalities. The City requires all deposits to be either insured or collateralized.

Deposits with financial institutions are insured by the Federal Deposit Insurance Corporation (FDIC) in the amount of $250,000 per official custodian through December 31, 2013. In addition, the City's non-interest bearing transaction accounts are fully insured under the Temporary Liquidity Guarantee Program through December 31, 2009. On January 1, 2014, the coverage limit for all accounts will return to $100,000 for interest bearing accounts and $100,000 for non-interest bearing accounts. In addition, the State of Wisconsin has a State Guarantee Fund which provides a maximum of $400,000 per public depository above the amount provided by an agency of the U.S. Government. However, due to the relatively small size of the State Guarantee Fund in relation to the Fund's total coverage, total recovery of insured losses may not be available.

As of December 31, 2008, none of the City's deposits with financial institutions were in excess of federal depository insurance limits and uncollateralized.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Wisconsin statutes limit investments in securities to the top two ratings assigned by nationally recognized statistical rating organizations. The City has no additional credit risk policy. Presented below is the actual rating as of year end for each investment type.

Investment Type	Amount	Exempt From Disclosure	AAA	Aa	Not Rated
MBIA Class Pool	$ 17,292,094	$ -	$ -	$ -	$ 17,292,094
Federal Home Loan Bank	10,065,823	-	10,065,823	-	-
Federal Home Loan Mortgage	5,145,621	-	5,145,621	-	-
Federal National Mortgage	1,556,557	-	1,556,557	-	-
Farm Credit	999,772	-	999,772	-	-
Wisconsin local government investment pool	16,347,671	-	-	-	16,347,671
Totals	$ 51,407,538	$ -	$ 17,767,773	$ -	$ 33,639,765

Concentration of Credit Risk

The investment policy of the City recommends that no more than 50% of total investments can be invested in any one issuer. Investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) that represent 5% or more of total City investments are as follows:

Issuer	Investment Type	Reported Amount
Federal Home Loan Mortgage Corp.	Mortgage securities	$ 5,145,621
Federal Home Loan Bank	Mortgage securities	10,065,823

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City's investment policy limits investment maturities to no longer than seven years as a means of managing its exposure to fair value losses arising from increasing interest rates.

Information about the sensitivity of the fair values of the City's investments to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

		Remaining Maturity (in Months)			
Investment Type	Amount	12 Months or Less	13 to 24 Months	25 to 60 Months	More Than 60 Months
MBIA Class Pool	$ 17,292,094	$ 17,292,094	$ -	$ -	$ -
Federal Home Loan Bank	10,065,823	277,269	470,654	6,772,428	2,545,472
Federal Home Loan Mortgage	5,145,621	499,915	-	1,533,912	3,111,794
Federal National Mortgage	1,556,557	-	-	750,887	805,670
Farm Credit	999,772	-	-	500,000	499,772
Wisconsin local government investment pool	16,347,671	16,347,671	-	-	-
Totals	$ 51,407,538	$ 34,416,949	$ 470,654	$ 9,557,227	$ 6,962,708

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Investments with Fair Values Highly Sensitive to Interest Rate Fluctuations
The City's investments include the following investments that are highly sensitive to interest rate fluctuations (to a greater degree than already indicated in the information provided above):

Highly Sensitive Investments	Fair Value at Year End
Mortgage backed securities. These securities are subject to early payment in a period of declining interest rates. The resultant reduction in expected total cash flows affects the fair value of these securities and makes the fair values of these securities highly sensitive to changes in interest rates.	$17,767,763

Investment in Wisconsin Local Government Investment Pool
The City has investments in the Wisconsin local government investment pool of $16,347,671 at year-end. The Wisconsin local government investment pool (LGIP) is part of the State Investment Fund (SIF), and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2008, the fair value of the City's share of the LGIP's assets was substantially equal to the carrying value.

Investments in the Wisconsin Local Government Investment Pool are covered under a surety bond issued by Financial Security Assurance, Inc., in effect through February 15, 2009. The bond insures against losses arising from principal defaults on substantially all types of securities acquired by the pool. The bond provides unlimited coverage on principal losses, reduced by any FDIC, State of Wisconsin Guarantee Fund insurance, and income on the investment during the calendar quarter a loss occurs.

2. Property Taxes
Property taxes consist of taxes on real estate and personal property. They are levied during December of the prior year and become an enforceable lien on property the following January 1. Property taxes are payable in various options depending on the type and amount. Personal property taxes are payable on or before January 31 in full. Real estate taxes are payable in full by January 31 or in three equal installments on or before January 31, March 31 and May 31. Real estate taxes not paid by May 31 are purchased by the County as part of the August tax settlement. Delinquent personal property taxes remain the collection responsibility of the City.

The City bills and collects its own property taxes and also levies and collects taxes for the West Allis Area Public School District, Milwaukee County, Milwaukee Area Technical College and the State of Wisconsin. Collections and remittances of taxes for other entities are accounted for in the general fund.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

3. Capital Assets

Capital asset activity for the year ended December 31, 2008 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	$ 12,519,043	$ -	$ -	$ 12,519,043
Construction in progress	2,433,341	1,545,859	1,120,530	2,858,670
Total capital assets, not being depreciated	14,952,384	1,545,859	1,120,530	15,377,713
Capital assets, being depreciated:				
Improvements other than buildings	1,860,462	-	-	1,860,462
Buildings	146,972,657	2,131,906	-	149,104,563
Machinery and equipment	122,056,131	4,873,352	926,902	126,002,581
Infrastructure	138,921,038	2,659,091	554,376	141,025,753
Subtotals	409,810,288	9,664,349	1,481,278	417,993,359
Less accumulated depreciation for:				
Land improvements	1,487,834	62,605	-	1,550,439
Buildings	50,618,865	4,650,779	-	55,269,644
Machinery and equipment	90,544,644	5,408,469	904,539	95,048,574
Infrastructure	57,615,747	3,050,937	514,564	60,152,120
Subtotals	200,267,090	13,172,790	1,419,103	212,020,777
Total capital assets, being depreciated, net	209,543,198	(3,508,441)	62,175	205,972,582
Governmental activities capital assets, net	$ 224,495,582	$ (1,962,582)	$ 1,182,705	$ 221,350,295
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 1,068,702	$ -	$ -	$ 1,068,702
Construction in progress	74,640	26,503	73,720	27,423
Total capital assets, not being depreciated	1,143,342	26,503	73,720	1,096,125
Capital assets, being depreciated:				
Buildings	2,123,632	-	-	2,123,632
Machinery and equipment	4,216,616	317,215	149,246	4,384,585
Infrastructure	79,527,329	5,183,245	219,418	84,491,156
Subtotals	85,867,577	5,500,460	368,664	90,999,373
Less accumulated depreciation for:				
Buildings	1,533,229	47,857	-	1,581,086
Machinery and equipment	3,011,048	328,842	138,415	3,201,475
Infrastructure	20,921,720	1,204,083	208,391	21,917,412
Subtotals	25,465,997	1,580,782	346,806	26,699,973
Total capital assets, being depreciated, net	60,401,580	3,919,678	21,858	64,299,400
Business-type activities capital assets, net	$ 61,544,922	$ 3,946,181	$ 95,578	$ 65,395,525

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Depreciation expense was charged to functions of the City as follows:

Governmental activities	
General government	$ 196,779
Public safety	546,084
Public works	3,657,541
Health and human services	8,641,812
Culture and recreation	128,192
Conservation and development	2,382
Total depreciation expense - governmental activities	$ 13,172,790
Business-type activities	
Water utility	$ 753,386
Sanitary sewer utility	310,574
Storm water utility	434,992
Solid waste fund	38,783
Senior citizen's housing	32,306
Total depreciation expense - business-type activities	$ 1,570,041

Depreciation expense of business-type activities differs from the increase in accumulated depreciation due to a portion of depreciation being charged to other operating accounts during the year.

4. Interfund Receivable, Payables, and Transfers

Interfund receivables and payables between individual funds of the City, as reported in the fund financial statements, as of December 31, 2008 are detailed below:

	Interfund Receivables	Interfund Payables
Governmental Funds		
Operating Accounts Between Funds		
General Fund	$ 4,149,467	$ -
Nonmajor Governmental Funds		
Special Revenue Funds		
Block Grant	-	101,559
Police Grants	-	329,152
Miscellaneous Grants	-	237,967
Centennial	-	22,690
Capital Projects Funds		
Tax Increment districts		
No. 5	-	1,603,684
No. 10	-	6,445
Total Nonmajor Governmental Funds	-	2,301,497
Enterprsie Funds		
Water Utility	-	1,442,884
Storm Water Utility	-	405,086
Total Enterprise Funds	-	1,847,970
Total	$ 4,149,467	$ 4,149,467

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Interfund transfers for the year ended December 31, 2008 were as follows:

	Transfers In			
	General Fund	Debt Service	Nonmajor Governmental	Total
Transfers Out				
Debt Service Fund	$ -	$ -	$ 1,163,344	$ 1,163,344
Nonmajor Governmental Funds	659,498	611,274	2,124,883	3,395,655
Proprietary Funds				
Water utility	596,198	-	-	596,198
Sanitary sewer utility	17,358	-	-	17,358
Stormwater utility	250,000	-	-	250,000
Senior citizen's housing	102,914	-	-	102,914
	$ 1,625,968	$ 611,274	$ 3,288,227	$ 5,525,469

Transfers are used to: (1) move unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations; (2) move revenues from the fund that is required to collect them to the fund that is required or allowed to expend them; and (3) move receipts restricted to or allowed for debt service from the funds collecting the receipts to the debt service funds as debt service payments become due.

5. Deferred Revenues

Governmental activities and governmental funds defer revenue recognition in connection with resources that have been received, but not yet earned. Governmental funds also report deferred revenue in connection with receivables for resources that are not considered to be available to liquidate liabilities of the current period. At the end of the current fiscal year, the various components of deferred revenue and unearned revenue were as follows:

	Unavailable	Unearned
Subsequent year tax levy receivable		
General fund	$ -	$ 29,298,824
Debt service fund	-	6,388,508
Internal service fund		
Health insurance fund	-	2,800,000
Delinquent personal property taxes		
General fund	237,966	-
Special assessments		
Nonmajor governmental funds	1,056,701	-
Revenues received for subsequent year		
Nonmajor governmental funds	-	412,814
Notes and loan receivable		
General fund	192,630	-
Nonmajor governmental funds	4,758,354	-
Totals	$ 6,245,651	$ 38,900,146

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

6. Long-term Obligations

The following is a summary of changes in long-term obligations of the City for the year ended December 31, 2008:

	Outstanding 1/1/08	Issued	Retired	Outstanding 12/31/08	Due Within One Year
Governmental activities:					
General Obligation Debt					
General City					
Bonds	$ 9,225,000	$ 3,000,000	$ 1,305,000	$ 10,920,000	$ 1,570,000
Notes	11,141,539	-	998,385	10,143,154	980,391
Tax Incremental Districts					
Bonds	9,498,125	-	780,625	8,717,500	930,625
Notes	5,214,156	749,975	198,212	5,765,919	253,066
West Allis Hospital					
Bonds	10,595,000	-	2,125,000	8,470,000	2,225,000
Total General Obligation Debt	45,673,820	3,749,975	5,407,222	44,016,573	5,959,082
Bond Anticipation Notes					
General City	1,340,000	-	1,000,000	340,000	340,000
Tax increment districts	15,865,000	-	-	15,865,000	5,845,000
Total Bond Anticipation Notes	17,205,000	-	1,000,000	16,205,000	6,185,000
Prior service pension liability					
Municipal police and firefighters	789,453	-	108,340	681,113	100,000
Post-retirement benefits payable					
Health insurance	-	9,706,800	3,275,019	6,431,781	-
Workers compensation	383,918	-	15,240	368,678	20,000
Governmental activities					
Long-term obligations	$ 64,052,191	$ 13,456,775	$ 9,805,821	$ 67,703,145	$ 12,264,082
Business-type activities:					
General Obligation Debt					
Bonds	$ 12,611,875	$ 3,600,000	$ 964,375	$ 15,247,500	$ 1,214,375
Post-retirement benefits payable					
Health insurance	-	446,306	142,270	304,036	-
Business-type activities					
Long-term obligations	$ 12,611,875	$ 4,046,306	$ 1,106,645	$ 15,551,536	$ 1,214,375

Total interest paid during the year on long-term debt totaled $3,236,854.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

General Obligation Debt
General obligation debt currently outstanding is detailed as follows:

Bonds	
$24,165,000 issued 3/1/98; $555,000 to $1,985,000 due annually through 2012; interest 4.4% to 4.5%	$ 6,240,000
$1,110,000 issued 2/15/99; $55,000 to $60,000 due annually through 2018; interest 4.2% to 4.65%	570,000
$1,750,000 issued 3/1/02; $80,000 due in 2009; interest 4.1%	80,000
$1,500,000 issued 3/1/02; $55,000 to $160,000 due annually through 2021; interest 5.60% to 6.75%	1,315,000
$1,470,000 issued 8/1/02; $130,000 to $160,000 due annually through 2014; interest 4.6% to 5.0%	865,000
$3,240,000 issued 8/1/02; $375,000 to $445,000 due annually through 2012; interest 4.6% to 5.0%	1,650,000
$4,380,000 issued 8/1/02; $405,000 to $490,000 due annually through 2013; interest 3.4% to 3.875%	2,230,000
$3,780,000 issued 4/1/04; $105,000 to $315,000 due annually through 2020; interest 2.15% to 3.90%	2,520,000
$2,275,000 issued 4/1/04; $70,000 to $385,000 due annually through 2014; interest 2.50% to 3.25%	1,105,000
$4,425,000 issued 4/1/04; $365,000 to $565,000 due annually through 2016; interest 3.375% to 4.625%	4,080,000
$5,040,000 issued 5/1/05; $405,000 to $410,000 due annually through 2020; interest 3.5% to 4.0%	3,825,000
$4,940,000 issued 5/1/06; $230,000 to $395,000 due annually through 2021; interest 3.5% to 5.0%	4,150,000
$3,695,000 issued 10/1/06; $130,000 to $340,000 due annually through 2021; interest 4.0%	3,590,000
$4,955,000 issued 5/1/07; $160,000 to $420,000 due annually through 2022; interest 4.0%	4,535,000
$6,600,000 issued 6/1/08; $235,000 to $545,000 due annually through 2023; interest 3.0% to 4.25%	6,600,000
Total Bonds	43,355,000

(Continued)

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Notes	
$400,000 issued 1/1/95; $3,482 to $39,302 due 2013 to 2025; interest 1.7756%	400,000
$2,140,000 issued 3/1/01; $230,000 due annually through 2010; interest 4.1%	460,000
$3,250,000 issued 3/1/02; $360,000 due annually through 2011; interest 3.9% to 4.10%	1,080,000
$5,660,000 issued 4/1/03; $200,000 to $250,000 due annually through 2013; interest 2.65% to 3.4%	1,160,000
$7,193,000 issued 1/27/04; $207,007 to $840,382 due annually 2009 through 2023; interest 5.25%	7,193,000
$1,000,000 issued 10/26/05; $38,213 to $77,264 due annually through 2025; interest 4.50%	945,068
$1,500,000 issued 11/18/05; $57,166 to $115,587 due annually through 2025; interest 4.50%	1,413,818
$1,000,000 issued 7/26/06; $32,784 to $75,118 due annually through 2026; interest 5.0%	921,808
$1,000,000 issued 9/25/06; $7,368 to $83,683 due annually through 2026; interest 5.5%	992,632
$144,426 issued 11/22/06; $7,221 due annually through 2026; interest 0.5%	129,983
$507,716 issued 04/11/07; $26,722 due annually through 2027; interest 0.5%	480,994
$345,902 issued 1/23/08; $18,205 due annually through 2026; interest 0.5%	327,696
$353,377 issued 6/11/08; $19,632 due annually through 2026; interest 0.5%	353,377
$50,697 issued 12/23/08; $2,816 due annually through 2026; interest 0.5%	50,697
Total Notes	15,909,073
Total General Obligation Debt	$ 59,264,073

Annual principal and interest maturities of the outstanding general obligation debt of $59,264,073 on December 31, 2008 are detailed below:

Year Ended	Governmental Activities		Business-type Activities		Totals	
December 31	Principal	Interest	Principal	Interest	Principal	Interest
2009	$ 5,959,082	$ 1,681,682	$ 1,214,375	$ 571,024	$ 7,173,457	$ 2,252,706
2010	6,265,285	1,464,341	1,199,375	528,376	7,464,660	1,992,717
2011	5,958,881	1,276,760	1,204,375	484,122	7,163,256	1,760,882
2012	4,318,583	1,086,218	1,239,375	437,899	5,557,958	1,524,117
2013	3,433,758	936,658	1,234,375	390,290	4,668,133	1,326,948
2014-2018	10,403,956	3,170,959	5,786,875	1,245,166	16,190,831	4,416,125
2019-2023	6,545,046	1,113,262	3,368,750	251,198	9,913,796	1,364,460
2024-2028	1,131,982	78,584	-	-	1,131,982	78,584
	$ 44,016,573	$ 10,808,464	$ 15,247,500	$ 3,908,075	$ 59,264,073	$ 14,716,539

For governmental activities, the other long-term liabilities are generally funded by the general fund.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Bond Anticipation Notes

Bond anticipation notes currently outstanding are detailed as follows:

	Outstanding 12/31/08
$3,695,000 issued 01/15/04; $340,000 due in 2009; interest 4.0%	$ 340,000
$5,505,000 issued 04/01/04; $5,505,000 due in 2009; interest 3.50%	5,505,000
$3,500,000 issued 05/01/05; $3,500,000 due in 2010; interest 3.50%	3,500,000
$3,830,000 issued 05/01/05; $3,830,000 due in 2010; interest 4.55%	3,830,000
$3,030,000 issued 10/01/06; $3,830,000 due in 2011; interest 5.40%	3,030,000
Total	$ 16,205,000

Annual principal and interest maturities of the outstanding bond anticipation notes of $16,205,000 on December 31, 2008 are detailed below:

Year Ended December 31	Principal	Interest
2009	$ 5,845,000	$ 563,522
2010	7,330,000	312,003
2011	3,030,000	163,620
	$ 16,205,000	$ 1,039,145

Legal Margin for New Debt

The City's legal margin for creation of additional general obligation debt on December 31, 2008 as $165,389,030 as follows:

Equalized valuation of the City		$ 4,477,791,900
Statutory limitation percentage		(x) 5%
General obligation debt limitation, per Section 67.03 of the Wisconsin Statutes		223,889,595
Total outstanding general obligation debt applicable to debt limitation	$ 59,264,073	
Less: Amounts available for financing general obligation debt		
Debt service fund	763,508	
Net outstanding general obligation debt applicable to debt limitation		58,500,565
Legal Margin for New Debt		$ 165,389,030

Unfunded Pension Liability

The City's unfunded pension liability on December 31, 2008 consists of an unfunded liability of $681,113 for former employees covered under the Municipal Police and Firefighter's Pension Funds (MPFP). The MPFP liability is the City's best estimate of the unfunded liability. Monthly payments are made to employees covered under the plan until they are deceased.

Additional information on the MPFP is provided in Note D.1.

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

7. Conduit Debt Obligations

From time to time, the City has issued Industrial Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of December 31, 2008 there were five series of Industrial Revenue Bonds outstanding, with an aggregate principal amount payable of $58,052,895.

8. Fund Equity

Government-wide and Proprietary Fund Statements

Equity is classified as net assets and displayed in three components:

a. Invested in capital assets, net of related debt - Amount of capital assets, net of accumulated depreciation, less outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. Restricted net assets - Amount of net assets that are subject to restrictions that are imposed by 1) external groups, such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

c. Unrestricted net assets - Net assets that are neither classified as restricted nor as invested in capital assets, net of related debt.

Net assets of the governmental activities reported on the government-wide statement of net assets at December 31, 2008 include the following:

Invested in capital assets, net of related debt	
Land	$ 12,519,043
Construction in progress	2,858,670
Improvements other than buildings	1,860,462
Buildings	149,104,563
Machinery and equipment	126,002,581
Infrastructure	141,025,753
Less: Accumulated depreciation	(212,020,777)
Less: Related long-term debt outstanding	(59,120,354)
Total Invested in Capital Assets, Net of Related Debt	162,229,941
Restricted	
Debt service	763,508
Unrestricted	39,160,362
Total Governmental Activities Net Assets	$ 202,153,811

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

Fund Statements

In the fund financial statements, portions of governmental fund balances are reserved and not available for appropriation or are legally restricted for use for a specific purpose. At December 31, 2008, fund balance was reserved as follows:

General Fund	
Reserved for encumbrances	$ 96,859
Reserved for inventories and prepaid items	967,608
Reserved for subsequent year's budget	535,518
Reserved for long-term receivables	274,906
	$ 1,874,891
Special Revenue Funds	
Reserved for encumbrances	$ 81,284
Reserved for inventories and prepaid items	209,972
Reserved for capital projects	311,365
	$ 602,621
Debt Service Fund	
Reserved for debt service	$ 763,508

Also in the fund financial statements, portions of governmental fund balances have been designated to represent tentative management plans that are subject to change. At December 31, 2008, fund balance was designated as follows:

General Fund	
Designated for subsequent years expenditures	$ 1,774,149
Designated for contingency	2,715,000
Designated for land/building acquisition	1,000,000
Designated for capital accumulation	2,175,531
Designated for insurance	1,200,000
Designated for workers compensation	1,500,000
Designated for dental insurance	50,000
Designated for unfunded pension liability	8,700,000
Designated for productivity/operation improvement	100,000
Designated for public access	500,000
Designated for tax levy reduction	1,250,000
Designated for strategic planning	100,000
Designated for tax refunds	100,000
	$ 21,164,680
Special Revenue Funds	
Designated for subsequent year's expenditures	$ 669,832
Capital Projects Funds	
Designated for subsequent year's expenditures	$ 159,976

NOTE C - DETAILED NOTES ON ALL FUNDS (Continued)

9. Component Units

TERCHAK ENDOWMENT FUND

This report also contains the Terchak Endowment Fund, which is included as a discretely presented component unit in the statement of net assets and the statement of activities.

In addition to the basic financial statements and the preceding notes to the basic financial statements, the following additional disclosures are considered necessary for a fair presentation.

a. Basis of Accounting/Measurement Focus
The Terchak Endowment Fund follows the accrual basis of accounting and the flow of economic resources measurement focus.

b. Deposits and Investments
The Terchak Endowment Fund's assets are included as part of the pooled cash and investments of the Greater Milwaukee Foundation. The Fund's share of the pool is reported at fair value.

FIRST-RING INDUSTRIAL REDEVELOPMENT ENTERPRISE (FIRE)

This report also contains financial information for FIRE, which is included as a discretely presented component unit in the statement of net assets and the statement of activities.

In addition to the basic financial statements and the preceding notes to the basic financial statements, the following additional disclosures are considered necessary for a fair presentation.

a. Basis of Accounting/Measurement Focus
FIRE follows the accrual basis of accounting and the flow of economic resources measurement focus.

b. Deposits and Investments
FIRE maintains deposit accounts separate from the City of West Allis. At year end, the bank balance of those deposits was covered by federal depository insurance.

NOTE D - OTHER POST-EMPLOYMENT BENEFITS

Plan Description - The City provides health care insurance coverage for employees who retire with a minimum of 10 years of service and at least age 50 for protective services and age 55 for non-protective services. The City pays 95% of the premium during the first year of retirement. Thereafter, the retiree will be responsible for any premium increases until age 65, at which time, the City will pay 50% of the premium until the retiree ceases to pay their portion of the premium or until their death. There are 541 active and 524 retired employees in the plan.

Annual OPEB Cost and Net OPEB Obligation - The annual other post-employment benefit (OPEB) cost (expense) is calculated based on the annual required contribution (ARC), and the amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years. The following table shows the components of the annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the net OPEB obligation.

Component	Amount
Annual required contribution	$ 10,153,106
Interest on net OPEB	-
Adjustment to annual required contribution	-
Annual OPEB cost (expense)	10,153,106
Contributions made	3,417,289
Change in net OPEB obligation	6,735,817
OPEB obligation - beginning of year	-
OPEB obligation - end of year	$ 6,735,817

The annual required contribution for the current year was determined as part of an actuarial valuation using the projected unit credit method. The actuarial assumptions included (a) 5% discount rate, and (b) projected salary increases at 3%.

The actuarial methods and assumptions used include techniques that are designed to reduce the effect of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with a long-term perspective of the calculations. The unfunded actuarial accrued liability is being amortized as a level dollar amount of projected payroll. The remaining amortization period at December 31, 2008 is 29 years, and the remaining amount is $128,614,356.

Trend Information - The annual OPEB cost, the percentage of the annual OPEB cost contributed to the plan, and the net OPEB obligation for 2008 for the plan is as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage Of Annual OPEB Cost Contributed	Net OPEB Obligation
12/31/2008	$10,153,106	34%	$6,735,817

Funded Status and Funding Progress - As of the most recent actuarial valuations, conducted during 2008, the plan's unfunded actuarial accrued liability (UAAL) was $128,614,356. The annual payroll for active employees covered by the plan for the 2008 fiscal year was $34,036,048 for a ratio of the UAAL to covered payroll of 378%.

NOTE D - OTHER POST-EMPLOYMENT BENEFITS (Continued)

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future, such as assumptions about future terminations, mortality, and healthcare cost trends. Actuarially determined amounts are subject to continual revision as actuarial results are compared with past experience and new estimates are made about the future.

Actuarial Methods and Assumptions - Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effect of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the 2008 actuarial valuation, the projected unit credit method was used. The actuarial assumptions included a rate of 5% to discount expected liabilities to the valuation date. The initial healthcare trend rate for the plan was 10%, decreasing by 1% per year down to 5% The UAAL is being amortized as a level percentage of projected payrolls. The remaining amortization period at December 31, 2008 was 29 years.

NOTE E - OTHER INFORMATION

1. Retirement Commitments

   a. Wisconsin Retirement System
   All eligible City employees participate in the Wisconsin Retirement System (WRS), a cost-sharing multiple-employer, defined benefit, public employee retirement system. All permanent employees expected to work over 600 hours a year (440 hours for teachers) are eligible to participate in the WRS. Covered employees in the General category are required by statute to contribute 6.0% of their salary (3.0% for Executives and Elected Officials, 5.1% for Protective Occupations with Social Security, and 3.4% for Protective Occupations without Social Security) to the plan. Employers may make these contributions to the plan on behalf of employees. Employers are required to contribute an actuarially determined amount necessary to fund the remaining projected cost of future benefits.

   The payroll for City employees covered by the WRS for the year ended December 31, 2008 was $33,718,958; the employer's total payroll was $34,036,048. The total required contribution for the year ended December 31, 2008 was $4,103,019, which consisted of $2,372,159, or 7.0% of covered payroll from the employer and $1,730,860, or 5.1% of covered payroll from employees. The required contribution for employees for the year ended December 31, 2008 was financed by the City. Total contributions for the years ending December 31, 2007 and 2006 were $3,948,053 and $3,772,837, respectively, equal to the required contributions for each year.

   Employees who retire at or after age 65 (62 for elected officials and 54 for protective occupation employees with less than 25 years of service, 53 for protective occupations with more than 25 years of service) are entitled to receive a retirement benefit. Employees may retire at age 55 (50 for protective occupation employees) and receive actuarially reduced benefits. The factors influencing the benefit are: (1) final average earnings, (2) years of creditable service, and (3) a formula factor. Final average earnings is the average of the employee's three highest year's earnings. Employees terminating covered employment and submitting an application before becoming eligible for a retirement benefit may withdraw their contributions and, by doing so, forfeit all rights to any subsequent benefit. For employees beginning participation on or after January 1, 1990 and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 or after April 24, 1998 are immediately vested.

NOTE E - OTHER INFORMATION (Continued)

The WRS also provides death and disability benefits for employees. Eligibility and the amount of all benefits is determined under Chapter 40 of Wisconsin Statutes. The WRS issues an annual financial report which may be obtained by writing to the Department of Employee Trust Funds, P.O. Box 7931, Madison, WI 53707-7931.

b. Police-Fire Pension Fund
Protective employees of the City hired prior to 1948 are covered under the Municipal Police and Firefighter's Pension Funds, a multiple employer defined benefit plan, established under Chapter 62 of the Wisconsin Statutes. These funds were closed to new members effective January 1, 1948. The plan is administered by the Wisconsin Department of Employee Trust Funds, and is funded on a "pay-as-you-go" basis until the covered employees are deceased. The City's best estimate of the unfunded liability for this pension plan is $681,113 and is included in the Statement of Net Assets. The total City contribution to the Fund during 2008 was $108,340.

2. Mutual Insurance Company
During 1987, the City, together with certain other units of government within the State of Wisconsin, created the Cities and Villages Mutual Insurance Company (CVMIC) to provide liability insurance services to its members. The City is partially self-insured for liability insurance and pays premiums to CVMIC for its excess liability insurance coverage. The actuary for CVMIC determines premium charges to its members required to pay the expected claims and loss adjustment expenses. CVMIC's ongoing operational expenses, other than loss adjustment expenses, are apportioned pro rata to each member. CVMIC provides general liability, police and nurses professional liability, public official's liability and vehicle liability coverage for the City. The City's self-insured retention limit is $250,000 for each occurrence with a maximum limit of $1,000,000 annually. A separate financial report is issued annually by CVMIC. Since the City considers it probable that its initial capitalization contribution in CVMIC will be returned upon either dissolution of CVMIC or the approved withdrawal from CVMIC, the initial capitalization has been recorded as a deposit in the liability self-insurance internal service fund.

3. Risk Management
The City is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, natural disasters and workers' compensation. The City is self-insured for health and dental coverage and for workers' compensation. The City purchases general and automobile liability insurance from the Cities and Villages Mutual Insurance Company (See Note D.2). The City purchases commercial insurance for all other risks. There have been no significant reductions in insurance coverage for any risk of loss in the past year and settled claims have not exceeded the commercial coverage in any of the past three fiscal years.

The City has a self-funded health and dental insurance program with claims processed by Humana on behalf of the City. The dental claims are being paid out of the General Fund, and the health claims are being paid out of the Health Insurance Internal Service Fund.

The City has a self-funded workers' compensation program with claims processed by Martin Boyer Company on behalf of the City. The claims are being paid out of the General Fund. As part of the plan, the City has reinsurance coverage for claims over their self-insured retention level of $250,000 per occurrence with a $1 million aggregate stop loss.

NOTE E - OTHER INFORMATION (Continued)

All Funds of the City participate in the plans. At December 31, 2008 the City maintained reserves of $50,000 and $1,000,000 for the coverage of catastrophe losses related to the dental and the workers' compensation plan, respectively. The claims liabilities of $25,000 and $276,688 for the dental and the workers' compensation plan, respectively are reported as accrued liabilities in the General Fund, and the health claims liability of $1,935,000 is reported as accrued liabilities in the Health Insurance Internal Service Fund at December 31, 2008. These liabilities are based on the requirements of the Governmental Accounting Standards Board Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of loss can be reasonably estimated. Changes in the claims liability amount for the years ended December 31, 2008 and 2007 are as follows:

	Beginning of Fiscal Year Liability	Current Year Claims and Changes in Estimates	Claim Payments	End of Fiscal Year Liability
2008	$ 1,411,000	$ 14,801,185	$ 14,277,185	$ 1,935,000
2007	1,394,000	14,483,056	14,466,056	1,411,000

4. Tax Incremental Districts

The City has established separate capital projects funds for seven Tax Incremental Districts (TID) created by the City in accordance with Section 66.1105 of the Wisconsin Statutes. At the time the Districts were created, the property tax base within each District was "frozen" and increment taxes resulting from increases to the property tax base are used to finance District improvements, including principal and interest on long-term debt issued by the City to finance such improvements. Except for certain exceptions under Section 66.1105(6)(am)1, the Statutes allow five years from the termination date for a tax incremental district to incur project costs eligible for financing from tax increments. Pertinent information for each of the City's TID's follows:

	TID No. 2	TID No. 3	TID No. 5
Creation date	11/15/93	08/17/94	01/01/01
Date construction period ends	11/14/03	08/16/04	01/01/08
Date District terminates	12/31/20	12/31/20	12/31/23
Unreimbursed project costs	$ 842,158	$ 1,470,284	$ 18,160,429
Outstanding debt	$ 865,000	$ 1,650,000	$ 16,450,094

	TID No. 6	TID No. 7	TID No. 9
Creation date	01/01/04	01/01/04	01/01/06
Date construction period ends	01/01/25	01/01/25	01/01/27
Date District terminates	12/31/30	12/31/30	12/31/32
Unreimbursed project costs	$ 937,824	$ 6,022,167	$ 2,187,324
Outstanding debt	$ 1,790,000	$ 6,438,886	$ 3,154,440

It is the intention of the City to recover all project costs and debt service payments due prior to termination of the respective districts.

NOTE E - OTHER INFORMATION (Continued)

5. Intermunicipal Agreement
The City is a member of the Milwaukee Area Domestic Animal Control Commission (MADACC) along with eighteen other communities within Milwaukee County. The Commission was created by an agreement signed in 1997 pursuant to the provisions of Section 66.30 of the Wisconsin Statutes. The Commission was established to provide a jointly-operated animal control services facility for dogs and cats. The Commission is governed by a nineteen member Board consisting of one representative from each municipality, each having one vote. Formulas for the sharing of operating and debt costs, and for the distribution of assets upon termination of participation, are provided within the agreement. In 1997, the Commission borrowed $2.5 million at 4.789% due annually through 2013, for the purchase of land and the construction of a facility. The City's share of that borrowing as of December 31, 2008 is approximately $70,720.

6. Lease Disclosures
In 1963, West Allis Memorial Hospital entered into a fifty-year lease agreement with the City of West Allis for the right to operate the Hospital. In 1997, the lease was amended to extend the life an additional 25 years. Under the terms of this lease, the City has title to all assets and any subsequent additions, and the Hospital has exclusive right to the use of the assets and the obligation to maintain and replace them. The agreement does not provide for lease payments; however, a determination is made annually as to the amount of Hospital funds which can, consistent with sound financial management, be turned over to the City. The City recognized miscellaneous general fund revenue of $350,000 from the Hospital in 2008. The Hospital also reimbursed the City $2,534,341 for its share of the City's 2008 debt service payments related to construction of Hospital capital assets.

7. Property Tax Levy Limit
Wisconsin Act 25, effective July 27, 2005, imposes a limit on the property tax levies for all Wisconsin cities, villages, towns and counties for a two-year period. Wisconsin State Budget bill SB40 continues the limit on property taxes through 2009. The budget bill limits the increase in the maximum allowable tax levy to the greater of the percentage change in the City's January 1 equalized value as a result of net new construction or 3.86% in the 2008 budget and 2.0% in the 2009 budget. The actual limit for the City for the 2009 budget was 2.0%. The levy limit is applied to both operations and debt service. However, the Act allows the limit to be increased for debt service authorized prior to July 1, 2005 and in certain other situations.

8. Subsequent Events
On March 27, 2009, the City issued $2,945,000 of general obligation bonds due annually through 2019 with an effective interest rate of 3.86% and $7,105,000 of general obligation taxable bonds due annually through 2024 with an effective interest rate of 5.69%. On April 1, 2009, the City issued $6,885,000 of general obligation notes due annually through 2019 with an effective interest rate of 3.37%.

9. Prior Period Adjustments
Prior to the implementation of GASB Statement #45, the City reported a liability in the government-wide statements for retiree health insurance. With the implementation of the new standard, the City is only required to report the annual required contribution for retiree health insurance. The previously reported liability of $47,903,521 is reported as a restatement of the beginning net asset balance for the Governmental Activities in the Statement of Activities.

In a prior year, the City accrued $334,000 of revenue for the Storm Water Utility Enterprise Fund which should not have been accrued. As a result, accounts receivable and net assets were overstated by this amount. The beginning net asset balance of the Storm Water Utility Enterprise Fund and beginning net assets balance of the Business-type Activities was restated for this amount in the Proprietary Fund Statement of Revenues, Expenses and Changes in Net Assets and in the Business-type Activities in the Statement of Activities.

NOTE E - OTHER INFORMATION (Continued)

10. Contingencies
    a. The City participates in a number of federal and state assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. An audit under Federal OMB Circular A-133 and the State Single Audit Guidelines has been conducted but final acceptance is still pending. Accordingly, the City's compliance with applicable grant requirements will be established at some future date. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

    b. From time to time, the City is party to other various pending claims and legal proceedings. Although the outcome of such matters cannot be forecast with certainty, it is the opinion of management and the City Attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the City's financial position or results of operations.

REQUIRED SUPPLEMENTAL INFORMATION

CITY OF WEST ALLIS, WISCONSIN
SCHEDULE OF FUNDING PROGRESS
OTHER POST-EMPLOYMENT BENEFIT PLAN
December 31, 2008

Actuarial Valuation Date December 31	(1) Actuarial Value of Assets	(2) Actuarial Accrued Liability (AAL) Unit Credit	(3) Funded Ratio (1) / (2)	(4) Unfunded Actuarial Accrued Liability (UAAL) (2) - (1)	(5) Covered Payroll	UAAL as a Percentage of Covered Payroll (4) / (5)
2008	$ -	$ 128,614,356	0.00%	$ 128,614,356	$ 34,036,048	378%

The City implemented GASB Statement No. 45 for the fiscal year ended December 31, 2008. Information for prior years is not available.

CITY OF WEST ALLIS, WISCONSIN
SCHEDULE OF EMPLOYER CONTRIBUTIONS
OTHER POST-EMPLOYMENT BENEFIT PLAN
December 31, 2008

Year Ended December 31,	Employer Contributions	Annual Required Contribution (ARC)	Percentage Contributed
2008	$ 3,417,289	$ 10,153,106	34%

The City implemented GASB Statement No. 45 for the fiscal year ended December 31, 2008. Information for prior years is not available.

SUPPLEMENTAL INFORMATION

CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Revenues
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Taxes			
General City property taxes	$ 28,651,583	$ 28,651,583	$ -
Delinquent personal property taxes	-	21,227	21,227
Omitted taxes	-	3,521	3,521
Mobile home and trailer taxes	90,000	80,135	(9,865)
Hotel and motel taxes	29,000	15,555	(13,445)
State sales taxes	-	(1,576)	(1,576)
Tax equivalents			
Medical office	511,000	519,656	8,656
Holie	71,000	57,204	(13,796)
Other	-	65,313	65,313
Tax delinquencies and penalties	190,000	354,981	164,981
Total Taxes	29,542,583	29,767,599	225,016
Intergovernmental			
State shared revenues	8,523,922	8,545,104	21,182
Expenditure restraint program	1,845,041	1,845,041	-
Transportation aid	2,150,000	2,245,132	95,132
Exempt computer aid	155,000	159,683	4,683
Fire insurance	125,000	131,147	6,147
Municipal services payment	292,000	292,725	725
Milwaukee County Library	300,000	209,524	(90,476)
State fair service contract	30,000	30,000	-
Total Intergovernmental	13,420,963	13,458,356	37,393
Licenses and Permits			
Liquor/tavern licenses	95,600	97,345	1,745
Business operators license	116,960	141,897	24,937
Permits			
Construction	718,250	801,340	83,090
Parking	360,200	378,545	18,345
Engineering	46,800	61,743	14,943
Health	15,810	15,575	(235)
Other licenses and permits	19,900	20,788	888
Total Licenses and Permits	1,373,520	1,517,233	143,713

(Continued)

CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Revenues (Continued)
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Public Charges for Services			
General government	6,400	7,813	1,413
Building inspection	57,050	55,337	(1,713)
Police	122,000	158,747	36,747
Ambulance	784,002	1,573,732	789,730
Fire	29,475	34,477	5,002
Milwaukee County paramedic aid	535,000	212,024	(322,976)
Health	236,130	222,304	(13,826)
Senior center	8,125	7,783	(342)
Public works	278,000	560,927	282,927
Library	90,500	92,284	1,784
Total Public Charges for Services	2,146,682	2,925,428	778,746
Fines, Forfeitures and Penalties			
Court fines and costs	852,300	943,258	90,958
Parking violations	1,050,000	1,178,419	128,419
Total Fines, Forfeitures and Penalties	1,902,300	2,121,677	219,377
Interest			
Interest on investments	1,845,000	2,297,222	452,222
Interest on special assessments	15,000	1,396	(13,604)
Total Interest	1,860,000	2,298,618	438,618
Miscellaneous			
Rental of City buildings	163,000	165,773	2,773
Sale of material and equipment	61,500	148,084	86,584
Contributions	350,000	350,100	100
Miscellaneous	208,550	301,060	92,510
Total Miscellaneous	783,050	965,017	181,967
TOTAL GENERAL FUND REVENUES	$ 51,029,098	$ 53,053,928	$ 2,024,830

CITY OF WEST ALLIS, WISCONSIN
General Fund
Schedule of Budgeted and Actual Expenditures
Year Ended December 31, 2008

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
General Government				
Common council	$ 101,365	$ 264,769	$ 260,825	$ 3,944
Mayor	76,726	113,256	107,767	5,489
City attorney	441,300	632,775	632,762	13
Municipal court	246,772	327,128	320,695	6,433
City assessor	334,238	516,739	487,635	29,104
Administration	140,960	202,991	197,700	5,291
Information technology	686,189	920,070	871,442	48,628
Purchasing/central services	619,584	829,117	590,182	238,935
Human resources	290,719	426,525	421,468	5,057
Finance	323,376	476,115	445,425	30,690
City clerk/treasurer	424,108	600,184	597,896	2,288
Promotions, celebrations and awards	71,175	78,748	70,474	8,274
Other general government	523,230	697,374	618,946	78,428
Total General Government	4,279,742	6,085,791	5,623,217	462,574
Public Safety				
Police department	10,696,100	16,128,892	16,039,055	89,837
Fire department	8,303,774	12,104,171	11,882,408	221,763
Police and fire commission	14,400	14,400	16,004	(1,604)
Building inspections and zoning	728,325	1,148,422	1,134,590	13,832
Planning	141,150	363,339	192,699	170,640
Total Public Safety	19,883,749	29,759,224	29,264,756	494,468
Health	1,444,576	2,032,246	1,978,233	54,013
Public Works				
Engineering	931,515	1,274,428	1,179,620	94,808
Public works administration office	259,479	372,543	363,443	9,100
Building and electrical division	2,354,842	3,164,583	3,199,124	(34,541)
Sanitation and street division	2,992,667	4,147,158	4,439,541	(292,383)
Forestry division	908,580	1,263,215	1,200,845	62,370
Fleet services	1,336,939	1,636,204	1,402,821	233,383
Inventory services	216,461	351,301	334,917	16,384
Total Engineering and Public Works	9,000,483	12,209,432	12,120,311	89,121
Culture and Recreation				
Senior center	158,971	216,182	208,595	7,587
Library	1,748,672	2,229,292	2,023,435	205,857
Total Culture and Recreation	1,907,643	2,445,474	2,232,030	213,444
Undistributed Fringe Benefits	16,379,461	1,372,156	756,071	616,085
TOTAL GENERAL FUND EXPENDITURES	$ 52,895,654	$ 53,904,323	$ 51,974,618	$ 1,929,705

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2008

	Block Grant	H.O.M.E. Program	Rental Energy Loans	Housing Programs	Library Endowment
ASSETS					
Cash and investments	$ 3,948	$ 889,944	$ 432,709	$ 290,032	$ 213,243
Receivables					
Accounts	1,635	-	-	807	-
Notes and loans	1,054,394	2,135,059	-	368,953	-
Special assessments	-	-	-	-	-
Interest	-	-	-	540	-
Due from other governmental units	201,530	41,203	-	-	-
Prepaid items	-	-	-	209,972	-
TOTAL ASSETS	$ 1,261,507	$ 3,066,206	$ 432,709	$ 870,304	$ 213,243
LIABILITIES AND FUND BALANCE					
Liabilities					
Accounts payable	$ 53,320	$ 111	$ -	$ 963	$ -
Accrued liabilities	25,700	1,368	-	8,532	-
Due to other funds	101,559	-	-	-	-
Customer deposits	-	-	-	-	-
Deferred revenue					
Special assessments	-	-	-	-	-
Notes and loans	1,054,394	2,135,059	-	368,953	-
Received in advance	26,546	-	-	-	-
Total Liabilities	1,261,519	2,136,538	-	378,448	-
Fund Balance					
Reserved					
Encumbrances	81,191	93	-	-	-
Inventories and prepaid items	-	-	-	209,972	-
Library projects	-	-	-	-	213,243
Capital projects	-	-	-	-	-
Unreserved					
Designated for specific purposes	-	-	-	102,839	-
Undesignated (deficit)	(81,203)	929,575	432,709	179,045	-
Total Fund Balance (Deficit)	(12)	929,668	432,709	491,856	213,243
TOTAL LIABILITIES AND FUND BALANCE	$ 1,261,507	$ 3,066,206	$ 432,709	$ 870,304	$ 213,243

Cable Commun-ications	Health Grants	Police Grants	Fire Grants	Information Technology Joint Ventures	Miscellaneous Grants	Centennial	Total Special Revenue Funds
$ 592,659	$ 113,162	$ 200	$ 86,800	$ 26,463	$ 60,056	$ -	$ 2,709,216
148,576	2,000	-	-	-	-	375,000	528,018
-	-	-	-	-	37,361	-	3,595,767
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	540
-	66,388	428,209	-	-	237,967	-	975,297
-	-	-	-	-	-	-	209,972
$ 741,235	$ 181,550	$ 428,409	$ 86,800	$ 26,463	$ 335,384	$ 375,000	$ 8,018,810
$ 39	$ 28,912	$ 85,555	$ -	$ 3,163	$ -	$ 375,000	$ 547,063
9,779	8,732	15,075	1,360	-	-	-	70,546
-	-	329,152	-	-	237,967	22,690	691,368
50,132	-	-	-	-	-	-	50,132
-	-	-	-	-	-	-	-
-	-	-	-	-	37,361	-	3,595,767
-	144,525	100	-	-	60,056	-	231,227
59,950	182,169	429,882	1,360	3,163	335,384	397,690	5,186,103
-	-	-	-	-	-	-	81,284
-	-	-	-	-	-	-	209,972
-	-	-	-	-	-	-	213,243
98,122	-	-	-	-	-	-	98,122
563,561	-	-	-	-	-	-	666,400
19,602	(619)	(1,473)	85,440	23,300	-	(22,690)	1,563,686
681,285	(619)	(1,473)	85,440	23,300	-	(22,690)	2,832,707
$ 741,235	$ 181,550	$ 428,409	$ 86,800	$ 26,463	$ 335,384	$ 375,000	$ 8,018,810

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Combining Balance Sheet
Nonmajor Governmental Funds (Continued)
December 31, 2008

	Public Works Improvements	Tax Increment Districts			
		No. 2	No. 3	No 4 Trust	No. 5
ASSETS					
Cash and investments	$ 928,123	$ 22,841	$ 380,468	$ 273,548	$ -
Receivables					
Accounts	123,545	-	-	-	-
Notes and loans	-	-	607,587	-	555,000
Special assessments	1,056,701	-	-	-	-
Interest	-	-	-	-	-
Due from other governmental units	-	-	-	-	-
Prepaid items	-	-	-	-	-
TOTAL ASSETS	$ 2,108,369	$ 22,841	$ 988,055	$ 273,548	$ 555,000
LIABILITIES AND FUND BALANCE					
Liabilities					
Accounts payable	$ 448,892	$ -	$ 450,592	$ -	$ 89,584
Accrued liabilities	3,053	-	115	-	57
Due to other funds	-	-	-	-	1,603,684
Customer deposits	32,374	-	-	273,548	-
Deferred revenue					
Special assessments	1,056,701	-	-	-	-
Notes and loans	-	-	607,587	-	555,000
Received in advance	116,159	-	-	-	-
Total Liabilities	1,657,179	-	1,058,294	273,548	2,248,325
Fund Balance (Deficit)					
Reserved					
Encumbrances	-	-	-	-	-
Inventories and prepaid items	-	-	-	-	-
Library projects	-	-	-	-	-
Capital projects	-	-	-	-	-
Unreserved					
Designated for specific purposes	-	-	-	-	-
Undesignated (deficit)	451,190	22,841	(70,239)	-	(1,693,325)
Total Fund Balance (Deficit)	451,190	22,841	(70,239)	-	(1,693,325)
TOTAL LIABILITIES AND FUND BALANCE	$ 2,108,369	$ 22,841	$ 988,055	$ 273,548	$ 555,000

Tax Increment Districts (Continued)				Total Capital Projects Funds	Total Nonmajor Governmental Funds
No. 6	No. 7	No. 9	No. 10		
$ 753,188	$ 468,202	$ 568,018	$ -	$ 3,394,388	$ 6,103,604
-	20	-	-	123,565	651,583
-	-	-	-	1,162,587	4,758,354
-	-	-	-	1,056,701	1,056,701
-	-	-	-	-	540
-	-	-	-	-	975,297
-	-	-	-	-	209,972
$ 753,188	$ 468,222	$ 568,018	$ -	$ 5,737,241	$ 13,756,051
$ 1,677	$ 50,248	$ -	$ -	$ 1,040,993	$ 1,588,056
-	1,255	-	-	4,480	75,026
-	-	-	6,445	1,610,129	2,301,497
-	-	-	-	305,922	356,054
-	-	-	-	1,056,701	1,056,701
-	-	-	-	1,162,587	4,758,354
-	-	-	-	116,159	347,386
1,677	51,503	-	6,445	5,296,971	10,483,074
-	-	-	-	-	81,284
-	-	-	-	-	209,972
-	-	-	-	-	213,243
-	-	-	-	-	98,122
-	-	-	-	-	666,400
751,511	416,719	568,018	(6,445)	440,270	2,003,956
751,511	416,719	568,018	(6,445)	440,270	3,272,977
$ 753,188	$ 468,222	$ 568,018	$ -	$ 5,737,241	$ 13,756,051

CITY OF WEST ALLIS, WISCONSIN

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

Year Ended December 31, 2008

	Block Grant	H.O.M.E. Program	Rental Energy Loans	Housing Programs	Library Endowment
Revenues					
Property taxes	$ -	$ -	$ -	$ -	$ -
Special assessments	-	-	-	-	-
Intergovernmental	1,177,723	87,166	-	2,580,364	-
Public charges for services	-	-	-	-	-
Loan repayments	141,475	138,588	-	-	-
Interest	-	18,078	-	9,570	665
Miscellaneous	-	2,389	-	37,947	444,398
Total Revenues	1,319,198	246,221	-	2,627,881	445,063
Expenditures					
Current					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Health	-	-	-	-	-
Culture and recreation	-	-	-	-	231,820
Conservation and development	1,319,198	244,159	-	2,632,276	-
Capital outlay	-	-	-	-	
Debt Service					
Interest	-	-	-	-	
Total Expenditures	1,319,198	244,159	-	2,632,276	231,820
Excess of Revenues Over (Under) Expenditures	-	2,062	-	(4,395)	213,243
Other Financing Sources (Uses)					
General obligation debt issued	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net Change in Fund Balances	-	2,062	-	(4,395)	213,243
Fund Balances - January 1	(12)	927,606	432,709	496,251	-
Fund Balances - December 31	$ (12)	$ 929,668	$ 432,709	$ 491,856	$ 213,243

Cable Commun-ications	Health Grants	Police Grants	Fire Grants	Information Technology Joint Ventures	Miscellaneous Grants	Centennial	Total Special Revenue Funds
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-	-
-	469,206	1,888,089	357,516	-	1,254,617	-	7,814,681
587,303	-	-	-	-	-	-	587,303
-	-	-	-	-	-	-	280,063
-	-	-	-	-	-	-	28,313
-	-	21	-	17,216		72,521	574,492
587,303	469,206	1,888,110	357,516	17,216	1,254,617	72,521	9,284,852
-	-	-	-	4,663	-	-	4,663
-	-	1,888,090	216,372	-	-	-	2,104,462
-	-	-	-	-	389,710	-	389,710
-	469,208	-	-	-	-	-	469,208
337,988	-	-	-	-	-	98,643	668,451
-	-	-	-	-	-	-	4,195,633
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
337,988	469,208	1,888,090	216,372	4,663	389,710	98,643	7,832,127
249,315	(2)	20	141,144	12,553	864,907	(26,122)	1,452,725
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
(275,000)	-	-	(133,957)	-	(864,907)	-	(1,273,864)
(275,000)	-	-	(133,957)	-	(864,907)	-	(1,273,864)
(25,685)	(2)	20	7,187	12,553	-	(26,122)	178,861
706,970	(617)	(1,493)	78,253	10,747	-	3,432	2,653,846
$ 681,285	$ (619)	$ (1,473)	$ 85,440	$ 23,300	$ -	$ (22,690)	$ 2,832,707

(Continued)

CITY OF WEST ALLIS, WISCONSIN

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds (Continued)

Year Ended December 31, 2008

	Public Works Improvements	Tax Increment Districts			
		No. 1	No. 2	No. 3	No 4
Revenues					
Property taxes	$ -	$ 791,770	$ -	$ -	$ -
Special assessments	812,257	-	-	-	-
Intergovernmental	117,808	208,117	-	-	-
Public charges for services	-	-	-	-	-
Loan repayments	-	-	-	-	-
Interest	-	13,405	-	21,843	-
Miscellaneous	6,386	-	-	-	-
Total Revenues	936,451	1,013,292	-	21,843	-
Expenditures					
Current					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Health	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Conservation and development	-	-	-	-	-
Capital outlay	6,299,765	627,390	1,700	1,135,705	-
Debt Service					
Interest	-	-	11,165	-	-
Total Expenditures	6,299,765	627,390	12,865	1,135,705	-
Excess of Revenues Over (Under) Expenditures	(5,363,314)	385,902	(12,865)	(1,113,862)	-
Other Financing Sources (Uses)					
General obligation debt issued	3,000,000	-	-	-	-
Transfers in	-	-	719,409	-	-
Transfers out	-	(1,350,541)	-	-	(159,976)
Total Other Financing Sources (Uses)	3,000,000	(1,350,541)	719,409	-	(159,976)
Net Change in Fund Balances	(2,363,314)	(964,639)	706,544	(1,113,862)	(159,976)
Fund Balances - January 1	2,814,504	964,639	(683,703)	1,043,623	159,976
Fund Balances - December 31	$ 451,190	$ -	$ 22,841	$ (70,239)	$ -

Tax Increment Districts (Continued)						Total Capital Projects Funds	Total Nonmajor Governmental Funds
No. 4 Trust	No. 5	No 6	No. 7	No. 9	No. 10		
$ -	$ -	$ -	$ -	$ -	$ -	$ 791,770	$ 791,770
-	-	-	-	-	-	812,257	812,257
-	-	-	-	-	-	325,925	8,140,606
-	-	-	-	-	-	-	587,303
-	-	-	-	-	-	-	280,063
-	-	6,128	12,278	21,032	-	74,686	102,999
-	-	64,506	-	75,323	-	146,215	720,707
-	-	70,634	12,278	96,355	-	2,150,853	11,435,705
-	-	-	-	-	-	-	4,663
-	-	-	-	-	-	-	2,104,462
-	-	-	-	-	-	-	389,710
-	-	-	-	-	-	-	469,208
-	-	-	-	-	-	-	668,451
-	-	-	-	-	-	-	4,195,633
159,976	34,279	136,088	1,214,873	-	6,445	9,616,221	9,616,221
-	39,416		-	-	-	50,581	50,581
159,976	73,695	136,088	1,214,873	-	6,445	9,666,802	17,498,929
(159,976)	(73,695)	(65,454)	(1,202,595)	96,355	(6,445)	(7,515,949)	(6,063,224)
-	749,975	-	-	-	-	3,749,975	3,749,975
159,976	-	1,280,907	1,127,935	-	-	3,288,227	3,288,227
-	(611,274)	-	-	-	-	(2,121,791)	(3,395,655)
159,976	138,701	1,280,907	1,127,935	-	-	4,916,411	3,642,547
-	65,006	1,215,453	(74,660)	96,355	(6,445)	(2,599,538)	(2,420,677)
-	(1,758,331)	(463,942)	491,379	471,663	-	3,039,808	5,693,654
$ -	$ (1,693,325)	$ 751,511	$ 416,719	$ 568,018	$ (6,445)	$ 440,270	$ 3,272,977

CITY OF WEST ALLIS, WISCONSIN
Block Grant Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 1,176,074	$ 1,177,723	$ 1,649
Loan repayments	375,000	141,475	(233,525)
Total Revenues	1,551,074	1,319,198	(231,876)
Expenditures			
Conservation and development	1,551,074	1,319,198	231,876
Net Change in Fund Balance	-	-	-
Fund Balance - January 1	(12)	(12)	-
Fund Balance - December 31	$ (12)	$ (12)	$ -

CITY OF WEST ALLIS, WISCONSIN
H.O.M.E. Program Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 546,824	$ 87,166	$ (459,658)
Loan repayments	285,000	138,588	(146,412)
Interest	-	18,078	18,078
Miscellaneous	-	2,389	2,389
Total Revenues	831,824	246,221	(585,603)
Expenditures			
Conservation and development	831,824	244,159	587,665
Net Change in Fund Balance	-	2,062	2,062
Fund Balance - January 1	927,606	927,606	-
Fund Balance - December 31	$ 927,606	$ 929,668	$ 2,062

CITY OF WEST ALLIS, WISCONSIN
Rental Energy Loans Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Loan repayments	$ 10,000	$ -	$ (10,000)
Expenditures	-	-	-
Net Change in Fund Balance	10,000	-	(10,000)
Fund Balance - January 1	432,709	432,709	-
Fund Balance - December 31	$ 442,709	$ 432,709	$ (10,000)

CITY OF WEST ALLIS, WISCONSIN
Housing Programs Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 2,605,110	$ 2,580,364	$ (24,746)
Interest	20,000	9,570	(10,430)
Miscellaneous	-	37,947	37,947
Total Revenues	2,625,110	2,627,881	2,771
Expenditures			
Conservation and development	2,625,110	2,632,276	(7,166)
Net Change in Fund Balance	-	(4,395)	(4,395)
Fund Balance - January 1	496,251	496,251	-
Fund Balance - December 31	$ 496,251	$ 491,856	$ (4,395)

CITY OF WEST ALLIS, WISCONSIN
Cable Communications Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Public charges for services	$ 560,000	$ 587,303	$ 27,303
Expenditures			
Culture and recreation	365,270	337,988	27,282
Excess of Revenues Over (Under) Expenditures	194,730	249,315	54,585
Other Financing Sources (Uses)			
Transfers out	(275,000)	(275,000)	-
Net Change in Fund Balance	(80,270)	(25,685)	54,585
Fund Balance - January 1	706,970	706,970	-
Fund Balance - December 31	$ 626,700	$ 681,285	$ 54,585

CITY OF WEST ALLIS, WISCONSIN
Health Grants Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Years Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 193,000	$ 469,206	$ 276,206
Expenditures			
Health	193,000	469,208	(276,208)
Net Change in Fund Balance	-	(2)	(2)
Fund Balance (Deficit) - January 1	(617)	(617)	-
Fund Balance (Deficit) - December 31	$ (617)	$ (619)	$ (2)

CITY OF WEST ALLIS, WISCONSIN
Police Grants Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 1,837,000	$ 1,888,089	$ 51,089
Miscellaneous	-	21	21
Total Revenues	1,837,000	1,888,110	51,110
Expenditures			
Public safety	1,837,000	1,888,090	(51,090)
Net Change in Fund Balance	-	20	20
Fund Balance (Deficit) - January 1	(1,493)	(1,493)	-
Fund Balance (Deficit) - December 31	$ (1,493)	$ (1,473)	$ 20

CITY OF WEST ALLIS, WISCONSIN
Fire Grants Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 5,000	$ 357,516	$ 352,516
Expenditures			
Public safety	2,000	216,372	(214,372)
Excess of Revenues Over (Under) Expenditures	3,000	141,144	138,144
Other Financing Sources (Uses)			
Transfers out	-	(133,957)	(133,957)
Net Change in Fund Balance	3,000	7,187	4,187
Fund Balance - January 1	78,253	78,253	-
Fund Balance - December 31	$ 81,253	$ 85,440	$ 4,187

CITY OF WEST ALLIS, WISCONSIN
Centennial Special Revenue Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Miscellaneous	$ -	$ 72,521	$ 72,521
Expenditures			
Culture and recreation	-	98,643	(98,643)
Excess of Revenues Over Expenditures	-	(26,122)	(26,122)
Other Financing Sources (Uses)			
Transfers in	-	-	-
Net Change in Fund Balance	-	(26,122)	(26,122)
Fund Balance - January 1	3,432	3,432	-
Fund Balance - December 31	$ 3,432	$ (22,690)	$ (26,122)

CITY OF WEST ALLIS, WISCONSIN
Debt Service Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Property taxes	$ 7,145,000	$ 6,401,858	$ (743,142)
Intergovernmental	145,000	196,585	51,585
Interdepartmental charges	60,000	67,119	7,119
Miscellaneous			
Payment from Hospital	2,534,341	2,534,341	-
Other	599,759	1,128	(598,631)
Total Revenues	10,484,100	9,201,031	(1,283,069)
Expenditures			
Debt service			
Principal retirement			
City purposes	5,097,603	4,282,222	815,381
Hospital	2,125,000	2,125,000	-
Interest and fiscal charges			
City purposes	2,297,780	2,265,759	32,021
Hospital	409,341	409,341	-
Debt issuance costs	30,000	29,356	644
Total Expenditures	9,959,724	9,111,678	848,046
Excess of Revenues Over (Under) Expenditures	524,376	89,353	(435,023)
Other Financing Sources (Uses)			
Transfers in	-	611,274	611,274
Transfers out	-	(1,163,344)	(1,163,344)
Total Other Financing Sources (Uses)	-	(552,070)	(552,070)
Net Change in Fund Balance	524,376	(462,717)	(987,093)
Fund Balance - January 1	1,226,225	1,226,225	-
Fund Balance - December 31	$ 1,750,601	$ 763,508	$ (987,093)

CITY OF WEST ALLIS, WISCONSIN
Public Works Improvements Capital Projects Fund
Statement of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual
Year Ended December 31, 2008

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Intergovernmental	$ 860,000	$ 117,808	$ (742,192)
Special assessments	1,203,000	812,257	(390,743)
Miscellaneous	-	6,386	6,386
Total Revenues	2,063,000	936,451	(1,126,549)
Expenditures			
Capital outlay	4,917,000	6,299,765	(1,382,765)
Excess of Revenues Over (Under) Expenditures	(2,854,000)	(5,363,314)	(2,509,314)
Other Financing Sources			
General obligation debt issued	2,738,000	3,000,000	262,000
Net Change in Fund Balance	(116,000)	(2,363,314)	(2,247,314)
Fund Balance - January 1	1,405,391	2,814,504	(1,409,113)
Fund Balance - December 31	$ 1,289,391	$ 451,190	$ (3,656,427)

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Net Assets
December 31, 2008

	Insurance Management Fund	Health Insurance Fund	Total
ASSETS			
Cash and investments	$ 392	$ 9,637,973	$ 9,638,365
Receivables			
Taxes	-	2,800,000	2,800,000
Accounts	-	16,077	16,077
Deposit with CVMIC	3,244,299	-	3,244,299
Total Assets	3,244,691	12,454,050	15,698,741
LIABILITIES			
Current Liabilities			
Accounts payable	-	2,439,983	2,439,983
Accrued liabilities	-	1,569	1,569
Deposits	-	83,226	83,226
Unearned revenue	-	2,800,000	2,800,000
Total Liabilities	-	5,324,778	5,324,778
NET ASSETS			
Unrestricted	$ 3,244,691	$ 7,129,272	$ 10,373,963

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Revenues, Expenses and Changes in Net Assets
Year Ended December 31, 2008

	Insurance Management Fund	Health Insurance Fund	Totals
Operating Revenues			
Charges to City departments, employees and retirees	$ -	$ 13,027,712	$ 13,027,712
Operating Expenses			
Insurance claims and estimate changes	-	14,801,185	14,801,185
Operating Income (Loss)	-	(1,773,473)	(1,773,473)
Nonoperating Revenues (Expenses)			
Property taxes	-	2,800,000	2,800,000
Interest income	-	-	-
Interest expense	-	-	-
Total Nonoperating Revenues (Expenses)	-	2,800,000	2,800,000
Change in Net Assets	-	1,026,527	1,026,527
Net Assets - January 1	3,244,691	6,102,745	9,347,436
Net Assets - December 31	$ 3,244,691	$ 7,129,272	$ 10,373,963

CITY OF WEST ALLIS, WISCONSIN
Internal Service Funds
Combining Statement of Cash Flows
Year Ended December 31, 2008

	Insurance Management Fund	Health Insurance Fund	Total
Cash Flows from Operating Activities			
Cash from interfund services provided	$ -	$ 13,021,777	$ 13,021,777
Cash paid for insurance	-	(14,733,021)	(14,733,021)
Cash paid to consultants and suppliers	-	(56,050)	(56,050)
Net Cash Provided (Used) by Operating Activities	-	(1,767,294)	(1,767,294)
Cash Flows from Noncapital Financing Activities			
Property taxes	-	2,800,000	2,800,000
Increase in Cash and Cash Equivalents	-	1,032,706	1,032,706
Cash and Cash Equivalents - January 1	392	8,605,267	8,605,659
Cash and Cash Equivalents - December 31	$ 392	$ 9,637,973	$ 9,638,365
Reconciliation of Operating Loss to Net Cash Used by Operating Activities			
Operating loss	$ -	$ (1,773,473)	$ (1,773,473)
Adjustments to reconcile operating loss to net cash used by operating activities			
Changes in assets and liabilities			
Accounts receivable	-	(5,935)	(5,935)
Accounts payable	-	1,440,199	1,440,199
Accrued liabilities	-	(1,409,431)	(1,409,431)
Deposits	-	(18,654)	(18,654)
Net Cash Provided (Used) by Operating Activities	$ -	$ (1,767,294)	$ (1,767,294)

CITY OF WEST ALLIS, WISCONSIN
Schedule of Governmental Capital Assets - By Source
December 31, 2008

Governmental Capital Assets	
City Government	
Land	$ 12,434,105
Construction in progress	1,545,859
Buildings	18,533,459
Machinery and equipment	18,371,139
Infrastructure	141,025,753
	191,910,315
West Allis Memorial Hospital	
Land	84,938
Construction in progress	1,312,811
Land improvements	1,860,462
Buildings	130,571,104
Machinery and equipment	107,631,442
	241,460,757
Total Governmental Capital Assets	$ 433,371,072

Investment in Governmental Capital Assets By Source	
General fund	$ 161,871,651
Special revenue funds	
Federal and state grants	5,579,232
Capital projects funds	
General obligation debt	22,440,703
Hospital Funds	
Cash	184,349,486
Bonds	59,130,000
Total Investment in Governmental Capital Assets By Source	$ 433,371,072

CITY OF WEST ALLIS, WISCONSIN

Schedule of Governmental Capital Assets - By Function

December 31, 2008

Function and Activity	Land	Construction in Progress	Land Improvements	Buildings	Machinery and Equipment	Infrastructure	Total
City Government							
General government	$ 562,857	$ -	$ -	$ 1,857,610	$ 2,009,852	$ -	$ 4,430,319
Public safety	186,826	-	-	10,935,386	6,611,641	-	17,733,853
Public works	9,673,688	1,545,859	-	1,491,614	8,661,119	141,025,753	162,398,033
Health	64,000	-	-	796,605	65,868	-	926,473
Culture and recreation	1,093,379	-	-	3,452,244	951,410	-	5,497,033
Development	853,355	-	-	-	71,249	-	924,604
Total City Government	12,434,105	1,545,859	-	18,533,459	18,371,139	141,025,753	191,910,315
West Allis Memorial Hospital	84,938	1,312,811	1,860,462	130,571,104	107,631,442	-	241,460,757
Total	$ 12,519,043	$ 2,858,670	$ 1,860,462	$ 149,104,563	$ 126,002,581	$ 141,025,753	$ 433,371,072

CITY OF WEST ALLIS, WISCONSIN
Schedule of Changes in Governmental Capital Assets - by Function
Year Ended December 31, 2008

Function and Activity	Balance 1/1/2008	Additions	Deletions	Balance 12/31/2008
City Government				
General government	$ 4,430,319	$ -	$ -	$ 4,430,319
Public safety	17,450,880	831,191	548,218	17,733,853
Public works	158,719,264	4,611,829	933,060	162,398,033
Health	926,473	-	-	926,473
Culture and recreation	5,084,788	412,245	-	5,497,033
Development	924,604	-	-	924,604
Total City Government	187,536,328	5,855,265	1,481,278	191,910,315
West Allis Memorial Hospital	237,226,344	4,234,413	-	241,460,757
Total	$ 424,762,672	$ 10,089,678	$ 1,481,278	$ 433,371,072

CITY OF WEST ALLIS, WISCONSIN
Component Units
Combining Statement of Net Assets
December 31, 2008

	Terchak Endowment Fund	FIRE	Total
ASSETS			
Cash and investments	$ 786,894	$ 226,428	$ 1,013,322
Accounts receivable	-	41,489	41,489
Total Assets	786,894	267,917	1,054,811
LIABILITIES			
Current Liabilities			
Due to City of West Allis	-	105,527	105,527
Accounts payable	-	1,775	1,775
Accrued liabilities	-	54,332	54,332
Unearned revenue	-	233,836	233,836
Total Liabilities	-	395,470	395,470
NET ASSETS			
Unrestricted	$ 786,894	$ (127,553)	$ 659,341

CITY OF WEST ALLIS, WISCONSIN
Component Units
Combining Statement of Revenues, Expenses and Changes in Net Assets
Year Ended December 31, 2008

	Terchak Endowment Fund	FIRE	Totals
Revenues			
Service fees	$ -	$ 238,856	$ 238,856
Interest	(306,882)	-	(306,882)
Total Revenues	(306,882)	238,856	(68,026)
Expenses			
Capital outlay	306,068	-	306,068
Development projects	-	366,073	366,073
Total Expenses	306,068	366,073	672,141
Change in Net Assets	(612,950)	(127,217)	(740,167)
Net Assets - January 1	1,399,844	(336)	1,399,508
Net Assets - December 31	$ 786,894	$ (127,553)	$ 659,341

STATISTICAL SECTION

This part of the City of West Allis' comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about West Allis' overall financial health.

Contents **Page**

General Information 107

Financial Trends 111

These schedules contain trend information to help the reader understand how West Allis' financial performance and well-being have changed over time.

Revenue Capacity 117

These schedules contain information to help the reader assess West Allis' most significant local revenue source, the property tax.

Debt Capacity 121

These schedules present information to help the reader assess the affordability of West Allis' current levels of outstanding debt and West Allis' ability to issue additional debt in the future.

Demographics and Economic Information 125

These schedules offer demographic and economic indicators to help the reader understand the environment within which West Allis' financial activities take place.

Operating Information 127

These schedules contain service and infrastructure data to help the reader understand how the information in West Allis' financial report relates to the services West Allis provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report for the relevant year.

GENERAL INFORMATION

The City of West Allis is located in Milwaukee County immediately west of the City of Milwaukee. Incorporated in 1906, West Allis has grown from an initial population of 2,300 to become the tenth largest city in the State of Wisconsin, with a population of 61,254 according to the 2000 census. State estimated 2008 population 60,370.

Located near, and servicing West Allis, are two airports, one for commercial aviation and one for general aviation, both owned and operated by Milwaukee County. Milwaukee County also runs the Countywide Transit System, which includes West Allis. The County also owns and operates an excellent Public Museum, Humphrey IMAX Theater, a well-known zoo, and Miller Park, home of the Milwaukee Brewers.

West Allis is the home of the Wisconsin State Fair Grounds, which is the location of several important national, state, regional and local activities. The State Fair Grounds are also the home of The Pettit Olympic Ice Arena, which is the only operating Olympic sized ice rink in North America and the site of Olympic speed skating training. Also on the State Fair Grounds is a one-mile racetrack, which is the host of several auto races annually, including the Miller 250.

Companies such as Quad Graphics, Aurora Home Medical Services, Alterra, Chris Hansen Laboratory Inc, C & H Distributors and many other large, medium and small businesses of a diversified nature are located in West Allis, as well as many financial institutions and places of worship.

The City of West Allis sponsors several parades and celebrations annually, including National Night Out and the Western Days festivities, the latter of which includes the largest non-motorized parade in the world, which is held during the month of June.

West Allis is served by two railways, the Union Pacific Railroad and the Milwaukee Road. Also serving the Metropolitan area, including West Allis, is The Midwest Express Center, the Bradley Center, home of the Milwaukee Bucks, Milwaukee Admirals, and the Marquette Golden Eagles, and the Summerfest Grounds, home of the largest annual outdoor music festival in the Midwest, as well as several ethnic festivals held throughout the summer.

The City of West Allis operates and maintains ten parks of varying size throughout the City. In addition, the City also has several large and small county owned and operated parks and golf courses within its boundaries.

The City operates under the Council-Mayor form of government. The Common Council is composed of ten alderpersons elected from five geographic districts, who are elected to four year terms. The Chief Executive Officer of the City is the Mayor, who monitors and supervises departmental operations for the Common Council. The City Administrative Officer assists the Council and Mayor in their overall and day-to-day role of direction and operation of the City.

West Allis is a full service community, providing for: public safety, housing assistance, water distribution and disposal, public works, recreation and general government. The City of West Allis employs on a permanent, full-time basis a total of 515 people. At different times during the year West Allis also employs temporary and part-time help to do seasonal and other work. The City requires that all employees reside within a thirty-minute drive radius of the West Allis city limits within eighteen months of employment. The City operates daily through thirteen departments, headed by ten appointed officials and two elected officials (Attorney & Municipal Judge).

The Department of Public Works Operations is responsible for all public works activities. The Yard Operations Division manages the daily operations of public services to all residents by its separate divisions including; Sanitation and Streets, Recycling, Building and Electrical Services, Equipment Repair, Forestry and Grounds, Inventory Services, and Water Utility.

The Sanitation and Street Division provides for street and sewer (storm and sanitary) maintenance and improvements, refuse collection and disposal, ice control and snow removal. The Recycling Office provides for the curbside pick-up of recyclables within the community. The Building and Electrical Services Division provides for maintenance and improvements to all municipal buildings and electrical facilities. The Equipment Repair Division provides for equipment repair and maintenance on all public works vehicles. The Forestry and Grounds Division provides for maintenance of all parks, playgrounds and trees.

The Water Utility provides for the distribution and maintenance of all water supply and storage facilities. The City of West Allis owns and operates its water system. The Water Division is operated as a public utility and is subject to regulation by the Wisconsin Public Service Commission. West Allis purchases its water from the City of Milwaukee Water Utility for storage and distribution through its own system. Clear water storage capacity is 7,000,000 gallons. Average daily water demand was 6,364,132 gallons per day for 2008. Pumping capacity for the system is 15,000,000 gallons per day. The highest gallons pumped on any one day in 2008 were 9,168,000 gallons.

As part of the Metropolitan Milwaukee Sewerage District (MMSD), the City of West Allis must pay for the operation of sewerage collection and treatment. These charges are collected by the City and remitted to MMSD. The City maintains over 300 miles of storm and sanitary sewers.

The Engineering Department develops construction plans, programs and contracts for streets, sewers, curbs, sidewalks, gutters, and traffic control devices.

The Department of Administration and Finance is responsible for all administrative, budgetary, financial, personnel, and support services. The Finance Division provides for all accounting, auditing, water billing, and other financial services. The Data Processing/Information Services Division provides all data processing and computer maintenance services. The Personnel Division provides for all recruitment, testing and selection of employees, as well as labor negotiations and benefits program coordination.

The Purchasing/Central Services Division provides for acquisition of supplies, services and equipment, as well as printing, copying, and mail room services. The Office of Cable Communications provides for the administration and regulation of the cable television system in the City, as well as programming and production for the City's governmental channel.

The Assessor makes a valuation of real and personal property for the purpose of establishing the tax base and maintains plat books, which properly describe each piece of real property within the city. The Assessor is required to report regularly to the state. Records of all personal property in the city are maintained also for tax purposes.

The Attorney conducts all the legal business of the City, drafts ordinances, bonds, and other instruments as required, and gives opinions in writing when requested to do so by other City officials.

The Department of Building and Zoning is responsible for enforcing all codes and making inspections in regards to building, electrical, and plumbing permits. It is also responsible for administering and enforcing the zoning ordinance.

The Clerk has charge of all official records and papers that pertain to city business. The Clerk attends all Council meetings and keeps records of the proceedings and an ordinance book that records all ordinances passed by the Council. The Clerk issues licenses and permits, records all bonds, draws and signs all orders on the treasury, prepares all publications pertaining to city business, supervises elections, and administers oaths.

The Department of Development is responsible for planning, community development, and economic development. The Department also staffs the West Allis Community Development Authority, which administers a housing rehabilitation grant and loan program and a housing Section 8 rental assistance program.

The Health Department is responsible for maintaining health records, providing immunization, offering health education and counseling. The department is also responsible for environmental monitoring in cooperation with the State Department of Natural Resources. Nursing services and consumer protection (certification of weights and measures) is also a responsibility of this department. The operation of the West Allis Senior Citizen Center and the West Allis Farmers Market are also functions under the Health Department.

The Library is responsible for operations including reference, circulation, cataloging and technical services. The West Allis Public Library is a full service library with a collection of over 200,000 volumes, as part of the Milwaukee Federated Library System residents are also able to borrow from other community libraries in the metro area.

The Municipal Judge acts as the legal justice for municipal court and hears all municipal cases, which are brought to trial.

The Police Department is responsible for all law enforcement activities. The department is divided into several bureaus functioning in the area that each name would suggest. They are Youth Guidance, Detective, Patrol, Traffic, Communications & Records, Training and Crime Prevention/Public Relations.

The Fire Department operates from a headquarters (67th and Becher) and two additional stations (74th and National, and 108th and Lapham). The department is responsible for all fire training, education, prevention and extinguishment of fires. The department also provides rescue and paramedic service.

The Treasurer acts as the depositor for all city funds. All funds are paid to the treasurer who is also responsible for all investments and disbursements of funds.

Net Assets by Component
Last six fiscal years
Schedule 1

	Fiscal Year					
	2003	2004	2005	2006	2007	2008
Governmental Activities						
Invested in capital assets, net of related debt	206,742,069	189,521,112	180,296,657	176,761,317	170,149,762	162,229,941
Restricted for debt service	57,218	1,058,313	1,193,095	1,567,709	1,226,225	763,508
Unrestricted	(32,645,921)	(26,422,360)	(23,147,843)	(18,171,436)	(11,799,923)	39,160,362
Total governmental activities net assets	174,153,366	164,157,065	158,341,909	160,157,590	159,576,064	202,153,811
Business-type Activities						
Invested in capital assets, net of related debt	43,714,471	44,981,330	45,788,584	47,447,540	48,933,047	49,843,989
Restricted	-	-	-	-	-	-
Unrestricted	5,524,471	5,310,092	5,121,503	4,813,800	5,840,800	6,114,694
Total business-type activities net assets	49,238,942	50,291,422	50,910,087	52,261,340	54,773,847	55,958,683
Primary government						
Invested in capital assets, net of related debt	250,456,540	234,502,442	226,085,241	224,208,857	219,082,809	212,073,930
Restricted for debt service	57,218	1,058,313	1,193,095	1,567,709	1,226,225	763,508
Unrestricted	(27,121,450)	(21,112,268)	(18,026,340)	(13,357,636)	(5,959,123)	45,275,056
Total primary government net assets	223,392,308	214,448,487	209,251,996	212,418,930	214,349,911	258,112,494

Data source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. Until a 10 year trend is compiled, we will show the trend of the most current years reflecting GASB 34 standards.

(b) In 2008 - the Unrestricted Fund Balance increased significantly because prior to the implementation of GASB Statement 45, the City reported a liablitiy in the government-wide statements for retiree health insurance. With the implementation of the new standard, the City is only required to report the annual required contribution for retiree heatlh insurance. the previously reported liablity of $47,903,521reported as a restatement of the beginning net asset balance for the Governmental Acctivities in the Statement of Activities.

City of West Allis

Changes in Net Assets
Last six fiscal years
Schedule 2

	Fiscal Year				
	2003	2004	2005	2006	2007
Expenses					
Governmental Activities:					
General Government	8,474,859	6,640,927	5,894,021	8,650,622	9,158,568
Public Safety	29,623,206	33,749,668	32,016,133	31,527,661	32,209,833
Public Works	19,165,148	16,123,615	16,959,467	16,043,132	15,492,747
Health & Human Services	18,218,324	11,280,551	9,381,305	12,051,827	10,603,940
Culture, recreation & education	2,943,649	2,752,129	2,984,956	2,716,521	4,204,967
Conservation & development	7,947,593	13,729,073	11,706,621	9,383,343	7,639,845
Interest & Fiscal Charges	2,476,752	2,424,149	2,506,934	2,706,602	2,865,726
Total government activities expense	88,849,531	86,700,112	81,449,437	83,079,708	82,175,626
Business-type Activities:					
Water Utility	5,168,868	4,826,042	5,178,821	5,712,773	5,937,617
Sanitary Sewer Utility	3,871,234	4,304,157	4,432,519	4,167,597	4,305,675
Storm Water Utility	1,470,733	1,188,528	1,671,865	1,762,488	1,566,017
Solid Waste Utility	-	-	-	684,466	792,116
Parking Utility	25,778	28,190	42,955	83,259	58,847
Senior Citizen's Housing	211,847	204,207	339,568	245,991	250,681
Total business-type activities expense	10,748,460	10,551,124	11,665,728	12,656,574	12,910,953
Total Primary Government Expense	99,597,991	97,251,236	93,115,165	95,736,282	95,086,579
Program Revenues					
Governmental Activities:					
Charges for Services					
General Government	1,301,553	464,243	281,013	743,626	285,483
Public Safety	3,807,899	4,465,649	5,320,922	4,557,511	3,666,842
Public Works	379,653	476,106	455,930	613,372	1,770,323
Health & Human Services	206,797	218,372	229,657	239,713	238,583
Culture, recreation & education	593,763	627,705	627,549	97,710	105,208
Conservation & development	1,439,000	2,513,496	702,387	168,819	992,456
Interest & Fiscal Charges	898,989	1,245,870	720,953	580,360	492,999
Charges for Services	8,627,654	10,011,441	8,338,411	7,001,111	7,551,894
Operating Grants and Contributions	10,935,684	11,172,364	10,724,072	10,089,394	10,386,842
Capital Grants and Contributions	8,533,191	4,672,912	2,914,568	11,270,770	5,655,109
Total governmental activities program revenues	28,096,529	25,856,717	21,977,051	28,361,275	23,593,845
Business-type activities:					
Charges for Services	13,347,564	12,387,928	13,277,530	14,206,554	15,481,812
Operating Grants and Contributions	12,000	-	-	308,070	307,758
Capital Grants and Contributions	2,167,980	26,364	107,784	466,915	526,703
Total business-type activities program revenues	15,527,544	12,414,292	13,385,314	14,981,539	16,316,273
Total Primary Government Program Revenues	43,624,073	38,271,009	35,362,365	43,342,814	39,910,118
Net (Expense)/Revenue					
Governmental Activities	(60,753,002)	(60,843,395)	(59,472,386)	(54,718,433)	(58,581,781)
Business-type Activities	4,779,084	1,863,168	1,719,586	2,324,965	3,405,320
Total Primary Government Net Expense	(55,973,918)	(58,980,227)	(57,752,800)	(52,393,468)	(55,176,461)

(continued)

City of West Allis

Changes in Net Assets
Last six fiscal years
Schedule 2

	Fiscal Year				
	2003	2004	2005	2006	2007
General Revenues and Other changes in Net Assets					
Governmental Activities:					
Property Taxes	30,094,484	33,265,713	34,793,918	36,461,684	37,339,842
Other Taxes	3,528,232	1,010,549	1,019,110	729,680	713,241
Intergovt'l revenues not restr to spec program	11,985,990	10,942,051	11,009,228	11,050,357	11,112,106
Investment Income	1,300,744	1,208,740	1,954,222	3,283,220	4,144,656
Miscellaneous	-	3,251,805	3,769,828	3,963,486	3,723,817
Gain on sale/disposal of capital assets	-	-	-	-	-
Transfers	1,010,527	1,168,236	1,110,924	1,045,687	966,593
Total Governmental Activities	47,919,977	50,847,094	53,657,230	56,534,114	58,000,255
Business-type Activities:					
Investment Income	74,208	528	3	3,782	-
Property Taxes	-	10,000	10,000	10,000	20,000
Miscellaneous	-	-	-	58,193	43,013
Gain on sale/disposal of capital assets	-	-	-	-	10,767
Transfers	(1,010,527)	(1,168,236)	(1,110,924)	(1,045,687)	(966,593)
Total Business-type Activities	(936,319)	(1,157,708)	(1,100,921)	(973,712)	(892,813)
Total Primary Government	46,983,658	49,689,386	52,556,309	55,560,402	57,107,442
Change in Net Assets					
Governmental Activities	(12,833,025)	(9,996,301)	(5,815,156)	1,815,681	(581,526)
Business-type Activities	3,842,765	705,460	618,665	1,351,253	2,512,507
Total Primary Government	(8,990,260)	(9,290,841)	(5,196,491)	3,166,934	1,930,981

Data Source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. Until a 10 year trend the trend of the most current years reflecting GASB 34 standards.

City of West Allis

Fund Balances, Governmental Funds
Last ten fiscal years
Schedule 3

	Fiscal Year									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
General Fund										
Reserved	5,719,577	5,776,088	2,439,966	3,348,454	2,309,643	2,337,493	1,858,235	1,730,286	1,910,061	1,874,891
Unreserved	13,310,842	12,962,781	16,845,724	16,974,153	18,344,930	14,639,867	16,615,079	20,590,669	24,143,723	26,884,171
Total General Fund	19,030,419	18,738,869	19,285,690	20,322,607	20,654,573	16,977,360	18,473,314	22,320,955	26,053,784	28,759,062
All Other Governmental Funds										
Reserved	2,547,471	551,572	869,888	258,099	2,681,005	3,511,386	4,687,860	2,293,023	1,744,129	1,366,129
Unreserved, reported in:										
Special Revenue Funds	1,835,934	3,182,807	3,365,228	4,170,234	1,904,375	1,523,317	1,543,844	2,147,186	2,135,942	2,230,086
Capital Projects Funds	(1,580,257)	470,354	400,194	7,580,309	(1,563,961)	602,512	293,067	1,739,546	3,039,808	440,270
Debt Service Funds	-	-	-	-	-	-	-	-	-	-
Total All Other Governmental Funds	2,803,148	4,204,733	4,635,310	12,008,642	3,021,419	5,637,215	6,524,771	6,179,755	6,919,879	4,036,485
Total Fund Balances	21,833,567	22,943,602	23,921,000	32,331,249	23,675,992	22,614,575	24,998,085	28,500,710	32,973,663	32,795,547

Data Source: City of West Allis Audited Financial Statements

City of West Allis

Changes in Fund Balance, Governmental Funds
Last ten fiscal years
Schedule 4

	Fiscal Year									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Revenues:										
Taxes	28,211,156	28,886,681	30,384,702	30,392,386	30,778,728	31,437,849	32,995,348	34,688,461	35,607,427	36,961,227
Special assessments	553,883	815,132	820,093	749,766	886,211	821,266	716,993	1,036,694	1,042,923	812,257
Intergovernmental revenues	16,950,831	20,164,985	20,635,447	20,380,830	22,921,674	22,114,415	22,397,093	20,778,580	21,302,282	21,795,547
Licenses & permits	1,090,497	1,119,156	1,099,860	1,101,433	1,260,379	1,543,094	1,789,784	1,462,298	1,533,882	1,517,233
Fines, forfeits, & penalties	1,673,710	1,668,740	1,607,665	1,719,444	1,562,255	1,766,324	1,925,439	1,839,392	2,126,327	2,121,677
Public charges for services	4,788,828	5,047,686	4,376,263	4,941,005	3,032,456	2,649,089	2,785,375	2,929,828	2,985,813	3,512,731
Interdepartmental charges (effective 2004)	-	-	-	-	-	490,599	52,205	61,050	57,608	67,119
Interest and loan repayments	2,532,908	3,057,893	2,648,401	1,887,878	959,360	618,787	585,904	493,911	770,737	280,063
Received from hospital	4,386,879	3,937,399	3,919,646	3,354,741	3,278,989	3,310,271	3,301,166	3,315,360	2,542,999	2,534,341
Interest (effective 2003)	-	-	-	-	931,668	840,571	1,586,216	2,609,497	3,472,435	2,401,617
Miscellaneous revenues	945,356	512,938	1,125,220	8,109,506	1,343,003	2,536,074	1,558,381	2,470,219	1,975,751	1,686,852
Total revenues	61,134,048	65,210,610	66,617,297	72,636,989	66,954,723	68,128,339	69,693,904	71,685,290	73,418,184	73,690,664
Expenditures:										
Current:										
General government	3,245,656	3,497,943	4,006,076	3,694,833	3,664,436	4,714,952	5,711,014	5,489,267	5,027,547	5,627,880
Public safety	16,731,170	17,872,315	18,453,654	18,919,393	20,174,728	23,429,045	29,587,580	29,527,478	30,091,482	31,369,218
Public works and engineering	8,560,505	9,525,924	8,848,137	8,666,138	8,919,652	9,431,093	12,613,752	11,809,623	12,670,476	12,510,021
Health & human services	1,566,273	1,549,492	1,576,671	1,611,506	1,615,340	1,869,194	2,232,919	2,338,163	2,372,616	2,447,441
Culture, recreation & education	1,883,716	1,903,749	2,035,087	2,052,382	2,304,435	2,194,548	2,765,816	2,634,225	3,492,521	2,900,481
Conservation & development	4,666,791	6,079,158	6,242,126	6,188,413	6,231,145	7,341,495	5,269,768	4,499,810	4,871,881	4,195,633
Fringe benefits	11,671,234	13,105,975	13,681,381	12,736,540	13,191,555	11,111,343	370,532	312,267	407,448	756,071
miscellaneous	158,307	189,819	155,220	225,114	88,101	-	-	-	-	-
Debt Service:										
Principal	5,964,255	5,850,858	6,274,054	5,915,139	7,337,682	20,014,156	6,816,294	7,076,916	6,145,781	6,407,222
Interest & fiscal charges	2,957,572	2,771,531	2,613,446	2,595,668	2,145,924	1,803,501	2,534,472	2,637,646	2,766,150	2,755,037
Capital Projects:	3,014,107	5,087,056	4,094,047	6,552,476	10,661,448	11,455,458	13,338,958	10,987,383	5,058,638	9,616,221
Total expenditures	60,419,586	67,433,820	67,979,899	69,157,602	76,334,446	93,364,785	81,241,105	77,312,778	72,904,540	78,585,225
Excess of revenues Over/(under) expenditures	714,462	(2,223,210)	(1,362,602)	3,479,387	(9,379,723)	(25,236,446)	(11,547,201)	(5,627,488)	513,644	(4,894,561)

(continued)

City of West Allis

Changes in Fund Balance, Governmental Funds
Last ten fiscal years
Schedule 4

	Fiscal Year									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Other financing sources/(uses)										
Debt										
General obligation debt issued	1,996,000	3,080,000	2,340,000	4,750,000	2,100,000	12,110,000	12,770,000	8,084,426	2,992,716	3,749,975
Refunded general obligation debt	-	-	-	13,555,947	3,337,128	12,538,000	-	-	-	-
Premium on debt issued	-	-	-	-	-	52,975	49,787	-	-	-
Payment to escrow agent	-	-	-	(13,375,085)	(3,258,000)	(1,694,182)	-	-	-	-
Other sources (uses)	-	-	-	-	-	-	-	-	-	-
Transfers in	747,064	1,573,204	450,994	1,084,770	3,278,352	5,347,183	1,946,719	3,116,324	4,369,537	5,525,469
Transfers out	(747,064)	(1,573,204)	(450,994)	(1,084,770)	(2,267,825)	(4,178,947)	(835,795)	(2,070,637)	(3,402,944)	(4,558,999)
Total other financing sources/(uses)	1,996,000	3,080,000	2,340,000	4,930,862	3,189,655	24,175,029	13,930,711	9,130,113	3,959,309	4,716,445
Net change in fund balances	2,710,462	856,790	977,398	8,410,249	(6,190,068)	(1,061,417)	2,383,510	3,502,625	4,472,953	(178,116)
Fund balances (Deficit)										
Beginning of year	19,122,783	21,833,567	22,943,602	23,921,000	32,331,249	23,675,992	22,614,575	24,998,085	28,500,710	32,973,663
Residual equity transfer	322	-	-	-	-	-	-	-	-	-
Prior year adjustments	-	253,245	-	-	(2,465,189)	-	-	-	-	-
End of year	21,833,567	22,943,602	23,921,000	32,331,249	23,675,992	22,614,575	24,998,085	28,500,710	32,973,663	32,795,547
Capital Outlay - (a)	3,014,107	5,087,056	4,094,047	6,552,476	11,291,357	10,744,736	9,083,803	15,661,198	7,982,293	7,982,293
Debt Service as a percentage of noncapital expe	15.54%	13.83%	13.91%	13.59%	14.58%	26.41%	12.96%	15.76%	13.73%	12.98%

Data source: City of West Allis Audited Financial Statements

(a) According to GASB 44, a ten year trend should be shown. We implemented GASB 34 in the 2003 fiscal year. For years prior to 2003 the Capital Projects Expenditure number was used for comparative reason.

City of West Allis

Assessed Value and Actual Value of all Taxable Property
Last ten fiscal years
Schedule 5

Fiscal Year	Residential Property	Commercial Property	Industrial Property	Agricultural Property	Total Taxable Assessed Value *	Assessed Direct Tax Rate	Total Taxable Equalized Value	Equalized Direct Tax Rate	Ratio of Assessed to Equalized Value
1999	1,709,805,900	845,103,610	82,062,600	-	2,636,972,110	10.09	2,691,766,000	9.88	97.96%
2000	1,713,588,700	859,636,840	79,083,200	-	2,652,308,740	10.56	2,814,833,200	9.95	94.23%
2001	1,718,621,300	839,461,230	93,095,800	-	2,651,178,330	11.35	2,912,336,900	10.33	91.03%
2002	1,990,562,900	972,192,162	86,617,500	-	3,049,372,562	10.48	3,115,860,000	10.26	97.87%
2003	1,997,472,300	975,494,762	83,662,900	-	3,056,629,962	10.56	3,278,962,400	9.84	93.22%
2004	2,346,374,800	1,060,541,305	87,049,700	-	3,493,965,805	9.69	3,493,894,500	9.69	100.00%
2005	2,350,470,100	1,078,474,900	90,130,159	-	3,519,075,159	9.95	3,846,320,500	9.10	91.49%
2006	2,800,582,800	1,327,751,500	84,720,700	-	4,213,055,000	8.49	4,271,402,600	8.37	98.63%
2007	2,804,502,500	1,347,784,400	82,986,500	-	4,235,273,400	8.65	4,458,719,600	8.22	94.99%
2008	2,808,624,000	1,358,662,700	81,392,200	-	4,248,678,900	8.70	4,477,791,900	8.25	94.88%

Data source: Wisconsin Department of Revenue and City of West Allis Tax Files
*Note: Total Taxable Assessed Value does not include tax exempt properties; Tax exempt properties are not assigned values.

City of West Allis

Direct & Overlapping Property Tax Rates
(per $1,000 of assessed valuation)
Last ten fiscal years
Schedule 6

		Direct Rates						Overlapping Rates						
Tax Year	Collection Year	City West Allis	Debt Service	Health Fund	Parking Fund	TID Incr	Assessed Total Direct	West Allis/ West Milw School District	Milwaukee Area Technical College	Milwaukee County	Milwaukee Metro Sewage Distr	State of Wisconsin	State Tax Credit	Net Tax Rate
1999	2000	8.74	1.19	-	0.01	0.15	10.09	10.15	2.08	7.11	1.74	0.20	(1.51)	29.86
2000	2001	9.26	1.12	-	0.01	0.17	10.56	10.03	2.15	7.44	1.81	0.21	(1.56)	30.64
2001	2002	9.51	1.08	0.61	0.01	0.14	11.35	9.76	2.23	7.40	1.87	0.22	(1.49)	31.34
2002	2003	8.29	1.08	0.92	0.01	0.18	10.48	8.15	2.05	6.52	1.74	0.20	(1.32)	27.82
2003	2004	8.64	0.94	0.80	0.01	0.17	10.56	8.88	2.12	5.13	1.70	0.21	-	28.60
2004	2005	7.98	0.90	0.66	0.01	0.14	9.69	8.36	1.94	4.56	1.54	0.20	-	26.29
2005	2006	8.12	0.96	0.66	0.01	0.20	9.95	7.86	2.06	4.65	1.55	0.21	-	26.28
2006	2007	6.65	0.96	0.66	0.01	0.21	8.49	6.97	1.79	3.98	1.32	0.18	-	22.73
2007	2008	6.75	0.96	0.66	0.02	0.26	8.65	7.43	1.87	4.09	1.35	0.18	-	23.57
2008	2009	6.87	0.96	0.66	0.02	0.19	8.70	7.45	1.93	4.17	1.36	0.18	-	23.79

Data source: City of West Allis Tax File

Principal Property Tax Payers
Current Year and Ten Years Ago
Schedule 7

		2008 Assessed Value			1999 Assessed Value		
Taxpayer	Type of Business	Total Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Total Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Whitnall-Summit Co.	Office - Warehouse	$42,143,100	1	1.0%	$11,641,300	6	0.4%
William Blake	Lincoln Crest Apartments	21,654,700	2	0.5%	$15,193,780	4	0.6%
Ramco-Gershenson Prop	Towne Center - Office	19,936,300	3	0.5%	$17,646,380	1	0.7%
Quad Graphics	Printing Facility	18,171,800	4	0.4%	$16,974,700	2	0.6%
Metropolitan Holding Company	The Hills Apartments	14,776,000	5	0.3%	$11,693,720	5	0.4%
JDN West Allis Assoc	Strip Mall - Pick'n Save/Kohls	16,356,200	6	0.4%	$16,191,800	3	0.6%
1126 West Allis Operating	Commercial - Office	14,291,700	7	0.3%	N/99		N/99
Sam's Real Estate	Sam's Club	14,155,500	8	0.3%	N/99		N/99
Centerpoint Properties -CJF2, LLC	Warehouses	12,694,500	9	0.3%	N/99		N/99
Dayton-Hudson Corp.	Commercial - Target	12,585,900	10	0.3%	N/99		N/99
Harold Wilde	Car Dealership	12,488,800	11	0.3%	N/99		N/99
James Krahn	Various Apartments	12,467,300	12	0.3%	$8,401,750	9	0.3%
Kenneth Hendricks	Warehouses - (HOBO)	11,864,200	13	0.3%	N/99		N/99
LBS Ltd Partnership	Apartments	11,360,200	14	0.3%	$8,294,970	10	0.3%
Home Depot	Home Depot	11,330,800	15	0.3%	$9,044,490	7	0.3%
Charles Benidt	P&S/Storage/Gas Station	N/08		N/08	$7,398,500	13	0.3%
Riverwood Associates	Apartments	N/08		N/08	$7,502,950	12	0.3%
Great Lakes REIT.	Commercial - Offices	N/08		N/08	$8,715,800	8	0.3%
C&H Distributors	Distribution-Warehouse	N/08		N/08	$6,709,410	15	0.3%
Resaissance Faire	Commercial - Offices	N/08		N/08	$7,633,400	11	0.3%
Veterns Park	Apartments	N/08		N/08	$7,123,700	14	0.3%
Total		$246,277,000		5.8%	106,425,110		5.1%

Data Source: City of West Allis - Assessors Office

(a) Based on total Assessed Value

1999	$2,636,972,110
2008	$4,248,678,900

(b) This table represents the current year and ten years ago, 1999.
(c) N/08 = Not a top Principal Property Tax Payer in 2008
(d) N/99 = Not a top Principal Property Tax Payer in 1999

City of West Allis

Property Tax Levies & Collections
Last ten years
Schedule 8

Levy Year	Collection Year	Total Tax Levy (1)	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
			Amount	Percentage of Levy		Amount	Percentage of Levy
1998	1999	86,479,030	86,357,472	99.86%	109,275	86,466,747	99.99%
1999	2000	85,212,076	84,912,112	99.65%	297,223	85,209,335	100.00%
2000	2001	86,904,830	86,788,122	99.87%	95,214	86,883,336	99.98%
2001	2002	88,435,347	88,351,774	99.91%	58,855	88,410,629	99.97%
2002	2003	89,880,473	89,777,065	99.88%	81,242	89,858,307	99.98%
2003	2004	92,096,669	92,013,615	99.91%	53,011	92,066,626	99.97%
2004	2005	92,979,217	92,894,180	99.91%	48,711	92,942,891	99.96%
2005	2006	93,577,601	93,520,763	99.94%	15,252	93,536,015	99.96%
2006	2007	97,020,376	96,970,309	99.95%	3,458	96,973,767	99.95%
2007	2008	101,348,833	101,266,466	99.92%	-	101,266,466	99.92%
2008	2009	102,737,198	*	*	*	*	0.00%

* Data for the 2009 collection year is not yet available.
(1) Includes all special assessments and charges placed on tax roll for all taxing entities.

Data source: City of West Allis Finance Division Records

City of West Allis

Ratios of General Bonded Net Debt Outstanding Chart 1
Ratios of General Bonded Net Debt and Bond Anticipation Notes (BAN's) Outstanding Chart 2
Last ten years
Schedule 9

Fiscal Year	Total General Bonded Debt	Designated Funds for Debt Service	Net General Bonded Debt	Total Taxable Equalized Value	Ratio of General Bonded Debt to Equalized Property Value	Population	Net General Bonded Debt Per Capita
1999	62,289,933	-	62,289,933	2,691,766,000	2.31%	63,769	976.81
2000	59,738,836	331,464	59,407,372	2,814,833,200	2.11%	63,322	938.18
2001	57,008,476	587,716	56,420,760	2,912,336,900	1.94%	61,254	921.10
2002	57,247,131	88,084	57,159,047	3,115,860,000	1.83%	61,114	935.29
2003	51,275,560	57,218	51,218,342	3,278,962,400	1.56%	60,923	840.71
2004	59,277,480	1,058,313	58,219,167	3,493,894,500	1.67%	60,607	960.60
2005	59,565,880	1,193,095	58,372,785	3,846,320,500	1.52%	60,515	964.60
2006	59,421,446	1,567,709	57,853,737	4,271,402,600	1.35%	60,300	959.43
2007	58,285,695	1,226,225	57,059,470	4,458,719,600	1.28%	60,410	944.54
2008	59,264,073	763,508	58,500,565	4,477,791,900	1.31%	60,370	969.03

Fiscal Year	Net General Bonded Debt	Bond Anticipation Notes	Bonded Debt and BAN's	Total Taxable Equalized Value	Ratio of General Bonded and BAN Debt to Equalized Property Value	Population	Net General Bonded Debt and BAN Per Capita
1999	62,289,933	-	62,289,933	2,691,766,000	2.31%	63,769	976.81
2000	59,407,372	-	59,407,372	2,814,833,200	2.11%	63,322	938.18
2001	56,420,760	-	56,420,760	2,912,336,900	1.94%	61,254	921.10
2002	57,159,047	-	57,159,047	3,115,860,000	1.83%	61,114	935.29
2003	51,218,342	-	51,218,342	3,278,962,400	1.56%	60,923	840.71
2004	58,219,167	8,765,000	66,984,167	3,493,894,500	1.92%	60,607	1,105.22
2005	58,372,785	15,625,000	73,997,785	3,846,320,500	1.92%	60,515	1,222.80
2006	57,853,737	17,965,000	75,818,737	4,271,402,600	1.78%	60,300	1,257.36
2007	57,059,470	17,205,000	74,264,470	4,458,719,600	1.67%	60,410	1,229.34
2008	58,500,565	16,205,000	74,705,565	4,477,791,900	1.67%	60,370	1,237.46

Data sources: Equalized Value - Wisconsin Department of Revenue
Estimated Population - Wisconsin Department of Administration
Debt - City of West Finance Division records

Ratios of Outstanding Debt by Type
Last ten years
Schedule 10

	Governmental Activities							Business Activities			
Fiscal Year	General City	Tax Increment Districts	West-Allis Hospital	Total General Obligation Bonds/Notes	BAN's General City Pension	BAN's Tax Increment Districts	Total Bond Anticipation Notes (BAN)	General Obligation Bonds/Notes	Total Primary Government	Percentage of Personal Income	Per Capita
1999	15,021,168	10,232,113	30,445,000	55,698,281	-	-	-	6,591,652	62,289,933	0.63%	976.81
2000	15,419,208	9,658,215	27,850,000	52,927,423	-	-	-	6,811,413	59,738,836	0.63%	943.41
2001	14,736,494	9,116,876	25,140,000	48,993,370	-	-	-	8,015,106	57,008,476	0.75%	930.69
2002	14,999,947	10,393,111	22,915,000	48,308,058	-	-	-	8,939,073	57,247,131	0.86%	936.73
2003	15,200,179	8,649,885	20,565,000	44,415,064	-	-	-	6,860,496	51,275,560	0.66%	841.65
2004	21,140,124	12,145,026	18,010,000	51,295,150	3,260,000	5,505,000	8,765,000	7,982,301	68,042,451	0.76%	1,122.68
2005	21,026,073	13,681,183	15,380,000	50,087,256	2,790,000	12,835,000	15,625,000	9,478,624	75,190,880	0.88%	1,242.52
2006	20,713,243	15,067,662	12,645,000	48,425,905	2,100,000	15,865,000	17,965,000	10,995,541	77,386,446	0.98%	1,283.36
2007	20,366,538	14,712,282	10,595,000	45,673,820	1,340,000	15,865,000	17,205,000	12,611,875	75,490,695	1.11%	1,249.64
2008	21,063,153	14,483,420	8,470,000	44,016,573	340,000	15,865,000	16,205,000	15,247,500	75,469,073	*	1,250.11

Data source: Wisconsin Department of Revenue and Wisconsin Department of Administration
*Note: Data for 2008 Personal Income is not yet available.

Legal Debt Margin Information - Required Debt
Last ten years
Schedule 11

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Equalized Value of Real and Personal Property	2,691,766,000	2,814,833,200	2,912,336,900	3,115,860,000	3,278,962,400	3,493,894,500	3,846,320,500	4,271,402,600	4,458,719,600	4,477,791,900
General Obligation Debt Limit Five (5) Percent of Equalized Valuation per Section 67.03 of the Wisconsin Statutes	**134,588,300**	**140,741,660**	**145,616,845**	**155,793,000**	**163,948,120**	**174,694,725**	**192,316,025**	**213,570,130**	**222,935,980**	**223,889,595**
Amount of Debt Applicable to Debt Limitation:										
General Obligation Bonds/Notes	62,289,933	59,738,836	57,008,476	57,247,131	51,275,560	59,277,480	59,565,880	59,421,446	58,285,695	59,264,073
Less: Amount Available for Financing GO Debt	-	(331,464)	(587,716)	(88,084)	(57,218)	(1,058,313)	(1,193,095)	(1,567,709)	(1,226,225)	(763,508)
Net O/S GO Debt Applicable to Debt Limitation	**62,289,933**	**59,407,372**	**56,420,760**	**57,159,047**	**51,218,342**	**58,219,167**	**58,372,785**	**57,853,737**	**57,059,470**	**58,500,565**
Legal margin for New Debt	**72,298,367**	**81,334,288**	**89,196,085**	**98,633,953**	**112,729,778**	**116,475,558**	**133,943,240**	**155,716,393**	**165,876,510**	**165,389,030**
Total net debt applicable to the limit as a percentage of debt limit	46.28%	42.21%	38.75%	36.69%	31.24%	33.33%	30.35%	27.09%	25.59%	26.13%

Only includes debt required under state law.

Source: City of West Allis Finance Division Records

Debt Margin Information - All Debt
Last ten years
Schedule 11a

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Equalized Value of Real and Personal Property	2,691,766,000	2,814,833,200	2,912,336,900	3,115,860,000	3,278,962,400	3,493,894,500	3,846,320,500	4,271,402,600	4,458,719,600	4,477,791,900
General Obligation Debt Limit Five (5) Percent of Equalized Valuation per Section 67.03 of the Wisconsin Statutes	**134,588,300**	**140,741,660**	**145,616,845**	**155,793,000**	**163,948,120**	**174,694,725**	**192,316,025**	**213,570,130**	**222,935,980**	**223,889,595**
Amount of Debt Applicable to Debt Limitation:										
General Obligation Bonds/Notes	62,289,933	59,738,836	57,008,476	57,247,131	51,275,560	59,277,480	59,565,880	59,421,446	58,285,695	59,264,073
Bond Anticipation Notes/Bonds	-	-	-	-	-	8,765,000	15,625,000	17,965,000	17,205,000	16,205,000
Less: Amount Available for Financing GO Debt	-	(331,464)	(587,716)	(88,084)	(57,218)	(1,058,313)	(1,193,095)	(1,567,709)	(1,226,225)	(763,508)
Net O/S GO Debt Applicable to Debt Limitation	**62,289,933**	**59,407,372**	**56,420,760**	**57,159,047**	**51,218,342**	**66,984,167**	**73,997,785**	**75,818,737**	**74,264,470**	**74,705,565**
Legal margin for New Debt	**72,298,367**	**81,334,288**	**89,196,085**	**98,633,953**	**112,729,778**	**107,710,558**	**118,318,240**	**137,751,393**	**148,671,510**	**149,184,030**
Total net debt applicable to the limit as a percentage of debt limit	46.28%	42.21%	38.75%	36.69%	31.24%	38.34%	38.48%	35.50%	33.31%	33.37%

Includes Anticipation Notes although not required under state law.

Data source: City of West Allis Finance Division Records

Computation of Direct, Overlapping, and Underlying Debt
Current Year and Ten Years Prior
Schedule 12

Governmental Unit	12/31/2008 General Obligation Bonded Debt Outstanding	Percentage Applicable to City	Amount Applicable to City
City - all outstanding debt (schedule 11a)	74,705,565	100%	74,705,565
Milwaukee Area Technical College	58,890,000	5.41%	3,185,949
Milwaukee County	385,737,619	6.56%	25,304,388
West Allis/West Milwaukee School District	19,485,000	86.06%	16,768,791
Milwaukee Metropolitan Sewage District	787,857,218	6.71%	52,865,219
Total Overlapping	1,251,969,837		98,124,347
Total Direct and Overlapping Debt	1,326,675,402		172,829,912

Percentage based on equalized value of the City as it relates to the over all value of each district

Data source: By Stifel, Nicolaus & Company, Incorporated - financial consultants from information provided by the individual taxing units.

Governmental Unit	12/31/1998 General Obligation Bonded Debt Outstanding	Percentage Applicable to City	Amount Applicable to City
City - all outstanding debt (schedule 11a)	62,289,933	100%	62,289,933
Milwaukee Area Technical College	83,055,000	6.09%	5,058,050
Milwaukee County	497,028,076	7.59%	37,724,431
West Allis/West Milwaukee School District	8,640,000	87.34%	7,546,176
Milwaukee Metropolitan Sewage District	412,443,947	7.59%	31,304,496
Total Overlapping	1,001,167,023		81,633,152
Total Direct and Overlapping Debt	1,063,456,956		143,923,085

Percentage based on equalized value of the City as it relates to the over all value of each district

Data source: By Evenspm Dodge Inc. financial consultants form information provided by the individual taxing units.

City of West Allis

Demographic & Economic Statistics
Last ten years
Schedule 13

			Per Capita Adjusted Gross Income			Unemployment Rates	
Year	Population	Personal Income (in thousands)	City of West Allis	Milwaukee County	State of Wisconsin	Milwaukee County	State of Wisconsin
1999	63,769	1,039,562,238	16,302	17,400	19,657	3.80%	3.10%
2000	63,322	1,078,436,982	17,031	18,067	20,503	4.20%	3.40%
2001	61,254	1,075,068,954	17,551	18,083	20,091	5.30%	4.40%
2002	61,114	1,044,316,032	17,088	17,492	19,809	6.60%	5.30%
2003	60,923	1,041,539,608	17,096	17,900	20,606	7.00%	5.60%
2004	60,607	1,049,470,812	17,316	18,240	21,055	6.30%	5.00%
2005	60,515	1,075,412,065	17,771	19,372	22,214	5.80%	4.80%
2006	60,300	1,122,303,600	18,612	20,782	23,845	5.70%	4.70%
2007	60,410	1,140,722,030	18,883	21,603	24,374	5.40%	4.60%
2008	60,370	*	*	*	*	6.50%	5.80%

* : not available at this time
Data source: Per Capita Adjusted Gross Income - Wisconsin Department of Revenue
Data source: Unemployment Rates - Wisconsin Department of Workforce Development

Principal Employers
Current year and ten years prior
Schedule 14

		2008			1999		
Employer	Type of Business	Employees	Rank	Percentage of Total County Employment	Employees	Rank	Percentage of Total County Employment
West Allis Memorial Hospital	Regional Hospital	1,671	1	0.38%	1,194	1	0.26%
West Allis School District	Elementary/Secondary Education	950	2	0.21%	985	3	0.21%
Quad Graphics	Commercial Printer	935	3	0.21%	1,000	2	0.22%
City of West Allis	Municipal Government	515	4	0.12%	561	6	0.12%
Anthem Blue Cross	Health Insurance	475	5	0.11%	N/99		N/99
Broodale Senior Living (previously Alterra)	Assisted Care Health Provider	343	6	0.08%	N/99		N/99
Covenant Health Systems	Health Care Services	332	7	0.07%	125	19	0.03%
Village of Manor Park	Nursing Home & Retirement Facility	302	8	0.07%	N/99		N/99
Aurora Visit Nurses Assn. Of Milwaukee	Social Service Agency	293	9	0.07%	100	23	0.02%
US Bank	Banking Services	261	10	0.06%	N/99		N/99
Sullivan/Schein Dental Products	Dental Equipment Distributor	256	11	0.06%	190	11	0.04%
Motor Castings Company	Foundry	225	12	0.05%	180	12	0.04%
Milwaukee Technical Area College	Technical College	214	13	0.05%	N/99		N/99
Chr. Hansen Lab, Inc.	Food Additive Manufacturer	207	14	0.05%	200	9	0.04%
Grebes Bakery	Commercial Bakery	196	15	0.04%	168	15	0.04%
Wilde Toyota	Auto Dealership	195	16	0.04%	140	18	0.03%
Metal Technologies (Milwaukee Ductile Iron Inc)	Foundry	187	17	0.04%	563	5	0.12%
C & H Distributors	Industrial Products Direct Marketer	179	18	0.04%	170	13	0.04%
Rogers Memorial Hospital	Psychiatric Hospital	173	19	0.04%	107	22	0.02%
Mitchell Manor/Meadowmere Campus	Assisted Living	160	20	0.04%	N/99		N/99
Poblocki & Sons	Custom Electrical Signs	157	21	0.04%	120	21	0.03%
ReGENco	Fabrication/Repair Turbines	148	22	0.03%	N/99		N/99
Unit Drop Forge Company	Iron, Steel Forgings	140	23	0.03%	153	16	0.03%
Colders Furniture Showplace	Furniture/Appliance Dealership	138	24	0.03%	170	14	0.04%
International Auto's	Auto Dealership	134	25	0.03%	N/99		N/99
Siemens Power Corporation	Fossil Fuel Devel.Gas and Steam Turbine Mfg.	N/08		N/08	890	4	0.19%
C.D. Baird Company	Point-of-Purchase Displays	N/08		N/08	363	7	0.08%
Sentry-Creswood Bakery	Commerical Bakery	N/08		N/08	268	8	0.06%
Pressed Steel Tank Company	High Pressure Tnakx	N/08		N/08	192	10	0.04%
American Industrial	Industrial Laundry	N/08		N/08	150	17	0.03%
Wisconsin Machine Tool	Machine Tool Manufacturer	N/08		N/08	125	20	0.03%
K-Mart	Retail Department Store	N/08		N/08	100	24	0.02%
Maximus	Consulting & Program Services	N/08		N/08	109	25	0.02%
Total		8,786		2.04%	8,323		1.79%

Data source: City of West Allis - telephone survey of employers within the City
Wisconsin Worknet - htt://worknet.wisconsin.gov/worknet - for Milwaukee County Labor Information

(a) N/08 = Not a top Employer in 2008
(b) N/99 = Not a top Employer in 1999

Various Statistics
Last ten years
Schedule 15

General Government - City Employees - Full Time Equivelents

	Fiscal Year									
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Mayor	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
City Attorney	6.50	6.50	6.00	6.00	6.00	5.50	5.87	5.87	6.05	6.05
Municipal Court	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75	2.75
City Assessor	6.00	6.00	6.00	6.00	6.00	5.75	5.75	5.75	5.75	5.75
Administration										
Administrative Office	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75
Information Services	6.00	6.50	7.00	6.75	7.75	6.75	7.00	7.30	7.30	7.30
Purchasing/Central Services	6.50	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
Human Resources	4.35	4.40	4.50	4.50	4.50	4.25	4.25	4.25	4.25	4.25
Finance	5.95	5.90	5.90	5.90	5.90	5.90	5.90	5.85	5.85	5.85
Clerk/Treasurer	8.00	8.00	8.00	8.00	8.00	6.00	6.00	6.00	6.00	5.75
Police Depatment	161.00	162.00	162.00	162.00	162.00	159.00	159.00	158.00	154.00	154.00
Fire Department	119.00	119.00	119.00	119.00	119.00	116.00	113.00	113.00	110.00	110.00
Planning (Development)	2.35	2.37	1.95	1.95	1.87	1.87	1.78	1.78	1.78	1.78
Building Inspection & Zoning	11.80	11.90	12.00	12.00	12.00	12.00	12.00	12.00	11.50	11.50
Health Department	26.45	26.45	26.45	26.45	26.45	25.54	24.35	24.35	24.81	24.81
Senior Center	3.00	3.00	3.00	3.00	3.00	2.50	2.50	2.50	2.10	2.10
Public Library	23.80	23.80	23.80	23.80	24.80	23.80	22.80	22.30	22.30	22.30
Public Works										
Administrative Office	5.00	5.00	4.75	4.75	4.75	4.75	4.50	4.50	4.50	4.50
Building and Electrical	32.00	32.00	32.00	32.00	32.00	31.00	30.00	30.00	30.00	30.00
Street and Sanitation	67.00	67.50	67.75	67.50	67.50	60.00	57.00	56.25	56.00	56.00
Forestry	16.50	16.50	16.50	16.75	16.75	16.75	16.75	16.75	15.75	15.75
Equipment Repair	15.00	14.00	14.00	14.00	14.00	14.00	13.00	13.00	13.00	13.00
Recycling	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Inventory Services Recycling	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Engineering	22.00	21.00	21.00	21.00	20.00	18.00	18.00	18.00	18.00	18.00
Total	559.95	558.57	558.35	558.10	559.02	536.11	526.20	524.20	515.69	515.44
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Police Sub Station	0	0	0	0	0	0	0	1	1	1
Fire Stations	3	3	3	3	3	3	3	3	3	3
Public Works/Engineering										
Streets (miles)	194	194	194	194	194	194	194	194	194	194
Alleys (miles)	43	43	43	43	43	43	43	43	43	43
Side Walkes (miles)	278	278	278	278	278	278	278	278	278	278
Sanitary Sewer (miles)	177	177	177	177	177	177	177	177	177	177
Storm Sewer (miles)	152	152	152	152	152	152	152	152	152	152
Street Lights	7,086	7,086	7,086	7,086	7,086	7,086	7,086	7,086	7,086	7,086
Alley Lights	756	756	756	756	756	756	756	756	756	756
City owned parking lots	40	40	40	40	40	40	40	40	40	40
Parking Stalls	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339	1,339
Water Utility										
Number of feet of Water Main	1,098,054	1,099,582	1,099,582	1,099,768	1,100,995	1,100,995	1,101,346	1,102,207	1,102,205	1,102,466
Number of Hydrants	2,608	2,609	2,609	2,610	2,621	2,622	2,622	2,622	2,623	2,619
Daily Average Sold (gallons)	N/A	6,307,093	6,151,044	6,222,852	6,245,732	6,074,126	5,827,548	5,658,540	5,523,307	6,364,132
Water Storage										
Tower - 84th and National - gallons	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Tower - 116th and Rodgers - gallons	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Underground - 96th and Mitchell - gallons	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000

Operating Indicators by Program/Function
Seven Year Trend
Schedule 16

	Fiscal Year						
	2002	2003	2004	2005	2006	2007	2008
Public Safety							
Fire							
Alarm Data							
Fire	N/A	227	194	234	184	172	160
Rupture/Explosion	N/A	7	3	8	5	2	3
Hazardous Condition	N/A	182	233	254	245	231	243
Service	N/A	377	316	403	382	392	453
Good Intent	N/A	246	240	224	267	289	269
False Alarms	N/A	388	411	418	532	515	496
Weather	N/A	3	-	4	2	1	16
Other	N/A	4	6	4	5	1	3
Total Alarm	-	1,434	1,403	1,549	1,622	1,603	1,643
Emergency Medical Services							
Paramedic Unit (Advance Life)	N/A	775	939	1,194	1,209	1,310	1,400
Fire Rescue Unit (Basic Life)	N/A	3,200	3,385	3,777	3,747	3,424	3,587
Other Units on Scene	N/A	5	81	50	60	92	80
Total Patient Transports	-	3,980	4,405	5,021	5,016	4,826	5,067
Bureau of Fire Prevention Activity							
Compliance Inspections	8,090	8,642	8,399	8,628	8,546	8,613	8,516
Plan Reviews	121	218	340	427	433	397	361
Site Inspections	54	146	173	211	286	214	273
General Government							
Building Permits Issued	1,242	1,761	1,928	1,919	1,811	1,648	1,649
Building Permit Value	21,107,063	32,734,798	50,029,340	62,729,841	38,452,724	50,101,452	39,108,752
Library							
Registered Borrowers	42,252	39,305	41,720	33,402	35,172	37,500	34,116
References	57,028	56,371	58,845	55,301	51,766	47,642	68,194
Library Visits	269,328	34,436	349,544	358,956	339,612	294,528	287,970
Circulation Transactions	795,905	786,414	734,253	745,932	764,674	718,185	688,048
Items Loaned	45,290	66,616	82,264	88,446	91,099	58,875	48,001
Items Received	36,790	43,213	47,649	46,166	49,513	54,709	51,005
Library Collection							
Books Owned	208,101	212,063	215,767	218,251	224,868	218,567	217,983
Audio Materials	12,639	12,702	12,634	13,225	13,526	14,200	14,611
Data Bases	-	-	8	10	8	10	19
Video Materials	10,655	12,260	12,993	14,270	14,859	14,883	14,114
Subscriptions	438	363	372	398	396	439	357
Other - Includes Electronic Format	727	878	616	984	1,001	985	1,044

(continued)

Operating Indicators by Program/Function
Seven Year Trend
Schedule 16

	Fiscal Year						
	2002	2003	2004	2005	2006	2007	2008
Water Utility							
Number of Metered Customers							
Residential	17,382	17,377	17,367	17,343	17,365	17,387	17,385
Commercial	2,032	2,027	2,032	2,040	2,043	2,039	2,038
Industrial	80	82	81	80	75	73	70
Public Authority (new 2008)	N/A	N/A	N/A	N/A	N/A	N/A	79
Total	19,494	19,486	19,480	19,463	19,483	19,499	19,572
Gallons Sold (thousands)							
Residential	1,156,716	1,148,136	1,130,735	1,149,784	962,445	1,044,385	1,021,885
Commercial	642,621	638,303	622,127	611,083	640,416	623,803	653,641
Industrial	323,796	320,467	330,502	254,734	266,289	222,001	177,749
Public Authority (new 2008)	N/A	N/A	N/A	N/A	N/A	N/A	128,421
Total	2,123,133	2,106,906	2,083,364	2,015,601	1,869,150	1,890,189	1,981,696
Gallons Pumped into System (1,000)	2,471,341	2,537,559	2,392,526	2,503,403	2,314,713	2,295,387	2,322,908
Total Gallons Sold (1,000)	2,271,341	2,279,692	2,217,056	2,127,055	2,065,367	2,016,007	1,981,696
Lost Water Unaccounted For (1,000)	172,994	228,380	143,552	325,442	208,324	206,585	213,365
Percent of water lost	7%	9%	6%	13%	9%	9%	9%
Total KWH used for pumping	905,305	1,070,128	972,296	1,056,791	1,002,582	1,115,140	1,169,460

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ADDITIONAL INDEPENDENT AUDITORS' REPORT FOR BASIC FINANCIAL STATEMENTS

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF BASIC FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Honorable Mayor and Common Council
City of West Allis, Wisconsin
Milwaukee County, Wisconsin

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of West Allis, Wisconsin as of and for the year ended December 31, 2008, which collectively comprise the City of West Allis' basic financial statements and have issued our report thereon dated June 23, 2009. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City of West Allis, Wisconsin's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion of the effectiveness of the City of West Allis, Wisconsin's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City of West Allis, Wisconsin's internal control over financial reporting.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than remote likelihood that a misstatement of the entity's financial statements that is more than inconsequential will not be prevented or detected by the entity's internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of West Allis, Wisconsin's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of basic financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

We noted certain matters that we reported to management of the City of West Allis, Wisconsin in a separate letter dated June 23, 2009.

This report is intended solely for the information and use of the Mayor and City Council and is not intended to be and should not be used by anyone other than these specified parties.

Schenck SC

Certified Public Accountants
Green Bay, Wisconsin
June 23, 2009

SINGLE AUDIT SECTION

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REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH OMB CIRCULAR A-133 AND STATE SINGLE AUDIT GUIDELINES

To the Honorable Mayor and Common Council
City of West Allis
Milwaukee County, Wisconsin

Compliance

We have audited the compliance of the City of West Allis, Wisconsin, with the types of compliance requirements described in the *U. S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* and the *State Single Audit Guidelines* issued by the State of Wisconsin that are applicable to its major federal and state programs for the year ended December 31, 2008. The City of West Allis, Wisconsin's major federal and state programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal and state programs is the responsibility of the City of West Allis, Wisconsin's management. Our responsibility is to express an opinion on the City of West Allis, Wisconsin's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations* and the *State Single Audit Guidelines* issued by the Wisconsin Department of Administration. Those standards, OMB Circular A-133 and the *State Single Audit Guidelines* require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal or state program occurred. An audit includes examining, on a test basis, evidence about the City of West Allis, Wisconsin's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the City of West Allis, Wisconsin's compliance with those requirements.

In our opinion, the City of West Allis, Wisconsin, complied, in all material respects, with the requirements referred to above that are applicable to its major federal and state programs for the year ended December 31, 2008.

Internal Control Over Compliance

The management of the City of West Allis, Wisconsin, is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal and state programs. In planning and performing our audit, we considered the City of West Allis, Wisconsin's internal control over compliance with requirements that could have a direct and material effect on a major federal or state program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of West Allis, Wisconsin's internal control over compliance.

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A *control deficiency* in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal and state program on a timely basis. A *significant deficiency* is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal and state program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal and state program that is more than inconsequential will not be prevented or detected by the City of West Allis, Wisconsin's internal control.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal and state program will not be prevented or detected by the entity's internal control.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the entity's internal control that might be significant deficiencies or material weaknesses as defined above. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of the City Council, management and federal and state awarding agencies, and is not intended to be and should not be used by anyone other than these specified parties.

Schenck SC

Certified Public Accountants
Green Bay, Wisconsin
June 23, 2009

CITY OF WEST ALLIS, WISCONSIN
Schedule of Expenditures of Federal Awards
For the Year Ended December 31, 2008

Grantor Agency/Pass-through Agency/Program Title	Federal CFDA Number	(Accrued) Deferred 1/1/08	Cash Receipts	Accrued (Deferred) 12/31/08	Total Revenues	Total Expenditures
U.S. DEPARTMENT OF AGRICULTURE						
Passed through Wisconsin Department of Health and Family Services						
Supplemental Food Program for Women, Infants and Children	10.557	$ (36,660)	$ 186,279	$ 25,551	$ 175,170	$ 175,170
Total U.S. Department of Agriculture		(36,660)	186,279	25,551	175,170	175,170
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT						
Direct Programs						
Community Development Block Grants	14.218	(564,422)	1,540,615	201,530	1,177,723	1,177,723
Section 8 Housing Choice Vouchers	14.871	-	2,579,965	-	2,579,965	2,579,965
Passed through Milwaukee County						
HOME Investment Partnerships Program	14.239	(60,573)	132,384	41,203	113,014	113,014
Total U.S. Department of Housing and Urban Development		(624,995)	4,252,964	242,733	3,870,702	3,870,702
U.S. DEPARTMENT OF JUSTICE						
Direct Program						
Public Safety Partnerships and Community Policing Grants	16.710					
Secure Our Schools - Project #2006-CK-WX-0613		-	15,750	-	15,750	15,750
Passed through WI Department of Justice						
Passed through Milwaukee County						
Byrne Memorial Justice Assistance Grant	16.738	-	23,119	10,780	33,899	33,899
Passed through the City of Milwaukee						
Byrne Memorial Justice Assistance Grant						
Safe Streets Initiative #2007-DD-BX-0626	16.738	-	3,910	7,673	11,583	11,583
Passed through Wisconsin Department of Administration - Office of Justice Assistance						
Anti-Gang Initiatiative	16.744					
Safe Neighborhoods Initiative - Project #2006-AE-01-2122		(10,490)	52,227	9,087	50,824	50,824
Total U.S. Department of Justice		(10,490)	95,006	27,540	112,056	112,056
U.S. DEPARTMENT OF TRANSPORTATION						
Passed through Wisconsin Department of Transportation						
Highway Safety	20.600					
DOT Tracs		(26,293)	26,293	-	-	-
Speed & Other Aggressive Driving Enforcement #0938-04-05		(454)	20,000	-	19,546	19,546
Speed & Other Aggressive Driving Enforcement #0939-04-05		-	-	525	525	525
Alcohol Enforcement #0938-41-12		(537)	17,997	-	17,460	17,460
Alcohol Enforcement #0939-41-08		-	-	1,292	1,292	1,292
Total U.S. Department of Transportation		(27,284)	64,290	1,817	38,823	38,823

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Schedule of Expenditures of Federal Awards (Continued)
For the Year Ended December 31, 2008

Grantor Agency/Pass-through Agency/Program Title	Federal CFDA Number	(Accrued) Deferred 1/1/08	Cash Receipts	Accrued (Deferred) 12/31/08	Total Revenues	Total Expenditures
U.S. ENVIRONMENTAL PROTECTION AGENCY						
Direct Program						
Brownfields Assessment and Cleanup Cooperative Agreements	66.818					
Project #BF-96590801-0		-	122,621	-	122,621	122,621
Project #BF-00E44901-00		-	-	60,033	60,033	60,033
Total U.S. Department of Justice		-	122,621	60,033	182,654	182,654
FEDERAL EMERGENCY MANAGEMENT AGENCY						
Passed through Wisconsin Department of Military Affairs						
Public Assistance Grants	83.544		84,608	68,162	152,771	152,771
Total Federal Emergency Management Agency		-	84,608	68,162	152,771	152,771
U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES						
Passed through Wisconsin Department of Health and Family Services						
Public Health Emergency Preparedness	93.069	-	29,192	36,789	65,981	65,981
Immunization Grants	93.268	-	15,526	-	15,526	15,526
CDC Investigations and Technical Assistance	93.283	(1,318)	15,023	-	13,705	13,705
Medical Assistance Program	93.778	-	1,736	-	1,736	1,736
National Bioterrorism Hospital Preparedness Program	93.889	1,400	-	-	1,400	1,400
Preventive Health and Health Services Block Grant	93.991	-	8,896	2	8,898	8,898
Maternal and Child Health Services Block Grant	93.994	-	26,501	2	26,503	26,503
Passed through the City of Wauwatosa						
CDC Investigations and Technical Assistance	93.283	-	5,400	-	5,400	5,400
Passed through Community Advocates, Inc.					-	
Block Grants for Prevention and Treatment of Substance Abuse	93.959	(8,167)	30,752	10,909	33,494	33,494
Total U.S. Department of Health and Human Services		(8,085)	133,026	47,702	172,643	172,643
U.S. DEPARTMENT OF HOMELAND SECURITY						
Passed through Wisconsin Department of Health and Family Services						
Assisstance to Firefighters Grant	97.044					
EMS Vehicle Acquisition Program		-	13,910	-	13,910	13,910
Total U.S. Department of Homeland Security		-	13,910	-	13,910	13,910
EXECUTIVE OFFICE OF THE PRESIDENT						
Direct Program						
High Intensity Drug Trafficking Area Program	N/A	(416,770)	1,443,575	341,395	1,368,200	1,368,200
TOTAL FEDERAL FINANCIAL ASSISTANCE		$ (1,124,284)	$ 6,396,279	$ 814,933	$ 6,086,929	$ 6,086,929

The notes to the schedules of expenses of federal awards and state financial assistance are an integral part of these schedules.

CITY OF WEST ALLIS, WISCONSIN
Schedule of State Financial Assistance
For the Year Ended December 31, 2008

Grantor Agency/Pass-through Agency/Program Title	State I.D. Number	(Accrued) Deferred Revenue 1/1/08	Cash Receipts	Accrued (Deferred) Revenue 12/31/08	Total Revenues	Total Expenditures
WISCONSIN DEPARTMENT OF NATURAL RESOURCES						
Dry Cleaner Environmental Response	370.686	(26,177)	17,183	37,361	28,367	28,367
Brownfield Site Assessments	370.687					
SAG #534		-	43,898	-	43,898	43,898
SAG #489		(99,900)	99,900	-	-	-
SAG #GRN005		(16,978)	16,978	-	-	-
SAG #GRN0018		(39,082)	-	62,308	23,226	23,226
SAG #401		-	20,982	-	20,982	20,982
Recycling Efficiency Incentive	N/A	-	39,039	(10,942)	28,097	28,097
Total Wisconsin Department of Natural Resources		(182,137)	237,980	88,727	144,570	144,570
WISCONSIN DEPARTMENT OF HEALTH AND FAMILY SERVICES						
WIC Farmers' Market	435.154720	-	603	1,181	1,784	1,784
WIC Infrastructure Grant	435.154740	-			-	-
WWWP-GPR	435.157000	-	73,213	-	73,213	73,213
Cons Contracts CHHD	435.157720	-	9,543	1	9,544	9,544
WI Wins Enforcement	435.158116	(400)	799	1	400	400
WI Wins Initiative	435.158117	(3,000)	6,000	-	3,000	3,000
Com Interventions - LHD	435.158125		3,060	3,059	6,119	6,119
WI Wins	435.158127	(5,000)	10,000	-	5,000	5,000
Maternal and Child Health Services	435.159320	-	1,733	-	1,733	1,733
Cyshcn. Nutrition Network	435.159339	-	6,240	-	6,240	6,240
Passed through Community Advocates, Inc						
Brighter Futures	435.540000	(10,119)	38,107	13,517	41,505	41,505
Total Wisconsin Department of Health and Family Services		(18,519)	149,298	17,759	148,538	148,538
WISCONSIN DEPARTMENT OF MILITARY AFFAIRS						
State Match - Federal Disaster Assistance	465.503	$ -	$ 13,873	$ 10,103	$ 23,976	$ 23,976
WISCONSIN DEPARTMENT OF ADMINISTRATION						
Beat Patrol Grant #2008-BP-01-1579-2	505.603	$ -	$ 143,750	$ -	$ 143,750	$ 143,750

(Continued)

CITY OF WEST ALLIS, WISCONSIN
Schedule of State Financial Assistance (Continued)
For the Year Ended December 31, 2008

Grantor Agency/Pass-through Agency/Program Title	State I.D. Number	(Accrued) Deferred Revenue 1/1/08	Cash Receipts	Accrued (Deferred) Revenue 12/31/08	Total Revenues	Total Expenditures
WISCONSIN DEPARTMENT OF COMMERCE						
Brownfields Grants	N/A					
Project #BF FY07-17657		$ (8,406)	$ 190,613	$ (49,114)	$ 133,093	$ 133,093
Project #BF FY05-11879		-	617,554	-	617,554	617,554
Total Wisconsin Department of Commerce		(8,406)	808,167	(49,114)	750,647	750,647
WISCONSIN PUBLIC SERVICE COMMISSION						
Passed through Milwaukee County						
E-911	N/A	53,286	63,944	33,031	$ 150,261	150,261
TOTAL STATE FINANCIAL ASSISTANCE		$ (155,776)	$ 1,417,012	$ 100,506	$ 1,361,742	$ 1,361,742

The notes to the schedules of expenses of federal awards and state financial assistance are an integral part of these schedules.

CITY OF WEST ALLIS, WISCONSIN
Notes to the Schedule of Expenditures of Federal Awards
and the Schedule of State Financial Assistance
December 31, 2008

NOTE A - BASIS OF PRESENTATION

In accordance with the audit requirements issued by the Office of Management and Budget (OMB) Circular A-133 and the State Single Audit Guidelines issued by the Wisconsin Department of Administration, supplemental information is presented by the City in regard to federal and state financial assistance programs administered by the City.

NOTE B - SIGNIFICANT ACCOUNTING POLICIES

Revenues and expenditures in the schedule are presented in accordance with the modified accrual basis of accounting and are generally in agreement with revenues and expenditures reported in the City's 2008 financial statements. Accrued revenue at year-end consists of federal and state program expenditures scheduled for reimbursement to the City in the succeeding year while deferred revenue represents advances for federal and state programs that exceed recorded City expenditures.

Federal Programs: The City of West Allis qualifies as a low risk auditee in accordance with paragraph 530 of OMB Circular A-133. Therefore major programs, as identified in Section I of the Schedule of Findings and Questioned Costs, represent those with combined expenditures exceeding 25% of total federal awards that also were deemed major programs based on the auditor's risk assessment. All other federal programs are considered non-major programs.

State Programs: Major programs represent state assistance programs with expenditures of $100,000 or more and other state programs classified as major in the State Single Audit Guidelines. All other state assistance programs required to be included in the Schedule of State Financial Assistance in accordance with Appendix H of the State Single Audit Guidelines are non-major programs.

NOTE C - OVERSIGHT AGENCIES

The federal and state oversight agencies for the City are as follows:

Federal - U.S. Department of Housing and Urban Development
State - Wisconsin Department of Revenue

CITY OF WEST ALLIS, WISCONSIN
Schedule of Findings and Questioned Costs
For the Year Ended December 31, 2008

Section I - Summary of Auditors' Results

Basic Financial Statements	
Type of auditors' report issued:	Unqualified Opinion
Internal control over financial reporting:	
• Material weakness(es) identified?	No
• Significant deficiencies identified that is not considered to be a material weakness?	None Reported
Noncompliance material to basic financial statements noted?	No
Federal Awards Programs	
Internal control over major program:	
• Material weakness(es) identified	No
• Significant deficiencies identified that are not considered to be material weakness(es)?	None Reported
Type of auditors' report issued on compliance for major programs	Unqualified
Any audit findings disclosed that are required to be reported in accordance with Section 510(a) of Circular A-133?	No

Identification of major federal program:

CFDA/State ID Number	Name of Federal/State Program
14.871	Housing Voucher Program
370.687	Brownfield Site Assessment Grants
N/A	Brownfield Grants
N/A	E-911

Audit threshold used to determine between Type A and Type B programs:	$300,000
Auditee qualified as low-risk auditee	Yes

Section II - Financial Statement Findings

There are no findings related to the basic financial statements required to be reported under governmental auditing standards generally accepted in the United States of America for the year ended December 31, 2008.

Section III - Federal Award Findings and Questioned Costs

There are no audit findings and questioned costs required to be reported under OMB Circular A-133 "Audits of States, Local Governments, and Non-Profit Organizations" and the State Single Audit Guidelines for the year ended December 31, 2008.

CITY OF WEST ALLIS, WISCONSIN
Schedule of Prior Year Audit Findings and Corrective Action Plan
For the Year Ended December 31, 2008

Prior Year Audit Findings

There were no findings or questioned costs for federal awards for the year ended December 31, 2007.

Corrective Action Plan

No corrective action plan is required.

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